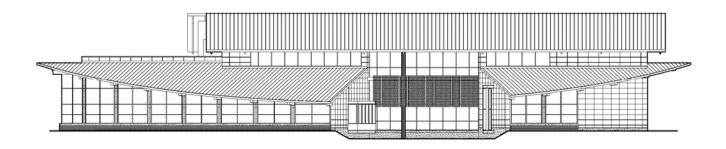


## Olney Library Addition & Renovation Mandatory Referral Review Submission



#### Submitted To:

Montgomery County Department of Park and Planning Maryland-National Capital Park and Planning Commission 8787 Georgia Avenue Silver Spring, MD 20910

#### Submitted By:

Project Management Section
Department of General Services
Division of Building Design & Construction
101 Monroe St., 11<sup>th</sup> Floor
Rockville, Maryland, 20850



The Lukmire Partnership, Inc 12/23/2000



#### DEPARTMENT OF GENERAL SERVICES

Isiah Leggett County Executive David E. Dise Director

#### MEMORANDUM

December 23, 2009

TO:

Rollin Stanley, Director

Department of Planning

FROM:

David E. Dise, Director

Department of General Services

SUBJECT:

Olney Library Renovation and Addition submission for Mandatory Referral

CIP Project # 710301

Montgomery County Government is pleased to submit this Mandatory Referral package for Olney Library to the M-NCPPC Department of Planning. At this time this project is in the Design Development review phase.

This project provides for the renovation of and addition to the Olney Library, located at 3500 Olney-Laytonsville Road. The current facility is 16,454 sf and with the new addition the resulting facility will be 21,994 sf. The library was built in 1980, and in keeping with the Department of Public Libraries' program of planning for major renovation assessments on a regular cycle, it is due for a renovation. Working with the Department of General Services, the Department of Public Libraries intends to:

- Determine whether building size is appropriate to meet current and projected service demands by studying changing population density and demographics and program emphasis including meeting rooms for public access
- Provide up-to-date, comfortable and safe physical facilities for the delivery of effective, efficient, and equitable access to library services for citizens throughout Montgomery County, Maryland
- Protect capital investment by maintaining the library system's infrastructure
- Assure that overhaul and replacement of major mechanical, electrical, duct, and lighting systems which are outdated and beyond economical repair are performed while maximizing public service hours from one year to the next
- O Upgrade buildings to meet new code requirements (ADA, fire code, energy, safety requirements, etc.)
- Update building requirements necessitated because of technological change

- Update old, dated furniture and equipment to meet the needs and expectations of the community
- Redesign the interior to more efficiently utilize staff and enable customers to better "help themselves"

The design of this project seeks to address all these concerns, to upgrade the Storm Water Management plan and to provide a LEED Silver project.

This Mandatory Referral Package provides the information necessary to clearly describe the proposed design and the decisions for the Olney Library as made by the Montgomery County design team. As part of the Mandatory Referral process my design team met with your staff on September 28, 2009 for the required presubmission meeting. Included in the submission package are hard copies and one CD of:

- o Project Report (1 copy)
  - Written Project Narrative
  - Supplementary Information including:
    - General Location Map
    - Existing Conditions & Proposed Site Plans
    - Utilities and Right-of-way Map
    - Pedestrian and Vehicular Circulation Plan
    - Combined Natural Resource Inventory/Forest Stand Delineation (NRI/FSD) Plan and Tree Save Plan
    - Special Protection Map
    - Topographic Map
    - Preliminary Storm Water Management Concept Plan
    - Landscape Planting Plan, Notes and Details and Storm Water Planting Plan
    - Electrical Site Lighting and Photometrics plan
    - Overall Concept Development Plan
    - Statement of Compliance with Montgomery County Noise Ordinance
    - Architectural Schematics
    - Traffic Impact statement
- Set of Drawings at half size (5 sets)
  - G-001 Title Sheet
  - C-1 Existing Conditions Plan
  - C-2 Site Plan
  - C-0C Grading & Storm Water Management
  - L-1.01 Combined NRI/FSD & Tree Save Plan
  - L-1.02 Combined NRI/FSD & Tree Save Plan Notes & Details
  - L-2.0 Landscape Planting plan
  - L-2.1 Landscape Notes & Detail
  - L-2.2 Storm Water Planting Plan
  - A-101 Architectural Site Plan
  - A-104 Roof Plan
  - A-201 Building Elevations

- A-202 Building Elevations
- A-203 Building Elevations
- A-1101 Furniture Plan
- E-401 Electrical Site Plan
- E-402 Site Photometrics

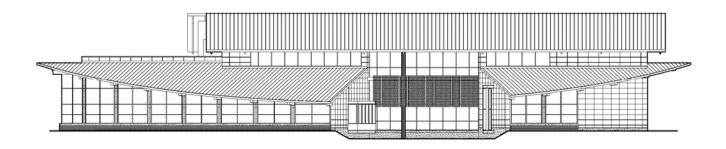
My staff is available to discuss any concerns that might remain, and to answer any questions you or members of your staff might have. Please contact Susanne Churchill, project manager for DGS, at 240-777-6113 or <a href="mailto:susanne.churchill@montgomerycountymd.gov">susanne.churchill@montgomerycountymd.gov</a> if you have any questions or concerns.

cc: Rita Gale, Public Service Administrator, Department of Public Libraries
Kalid Afzal, Team Leader, Community Planning, M-NCPP
William Evans, Principal, the Lukmire Partnership - Architects
Ernest Lunsford, Chief, Division of Building Design and Construction, DGS
Don Scheuerman, Acting Chief, Division of Building Design and Construction, DGS
Suresh Patel, Team Leader, Division of Building Design and Construction, DGS
Susanne Churchill, Senior Architect, Division of Building Design and Construction, DGS

DED/sa



## Olney Library Addition & Renovation Mandatory Referral Review Submission



#### Submitted To:

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#### **Table of Contents**

- Written Narrative
- 2. General Location Map
- 3. Existing Conditions & Proposed Site Plans (Attached sheets C-1, C-2)
- 4. Utilities and Right-of-Way Map (Attached sheet C-2)
- 5. Pedestrian and Vehicular Circulation Plan (Attached sheet C-0C)
- 6. Combined Natural Resource Inventory/Forest Stand Delineation (NRI / FSD) Plan and Tree Save Plan (Attached sheets L-1.01, L-1.02 and Approved Forest Conservation Plan Exemption Request letter)
- 7. Special Protection Area Map (Not Required)
- 8. Topographic Map (Attached sheet C-2)
- 9. Preliminary Stormwater Management Concept Plan (Attached sheet C-2 and Report Narrative)
- 10. Landscape Planting Plan, Notes & Details, and Stormwater Planting Plan (Attached sheets L-2.0, L- 2.1, and L-2.2)
- 11. Electrical Site Lighting & Photometric Plans (Attached sheets E-401,E-402, including lighting fixture cut sheets)
- 12. Overall Concept Development Plan (Not Required)
- 13. Statement of Compliance with Montgomery County Noise Ordinance
- 14. Architectural Schematics (Attached plans & elevations sheets A-101, A-104, A-201, A-202, A-203, and A-1101)
- 15. Traffic Impact Statement

Appendix:

Proposed Olney Library Concept Floor Plan

**Existing Conditions Photos** 

#### 1. Narrative

#### I. Summary

Work of this Project comprises site construction, and general construction, including general site & landscape (including sediment & erosion control, stormwater management, below grade utilities, paving, and site furnishings), architectural, structural, mechanical (including fire protection, plumbing, heating, ventilating, and air conditioning), electrical, communications, and electronic safety & security work for the Olney Library Addition & Renovation.

This report is a summary of the site investigations, review of the Program of Requirements (POR), and development of the design studies continued from the Conceptual and Schematic Design Phases up to the recently completed Design Development Phase. The existing site is already largely developed to its lot lines, with only two grove areas left. Saving the mature trees is a stated goal for this project. Since the library was first built, the master plan for Olney has changed to reflect the changes in the community. The current Master Plan goals, as described in the documents for Olney Town Center, present an urban vision toward which the community would like to evolve. Urban in the sense of a tightly-bounded, pedestrian-oriented small town or village a higher density, more contiguous development, and a more environmentally sensitive place where land is preserved and multiple uses brought closer together instead of segregating them, aiming to restore the human scale. Because the existing facility was sited under a previous planning background envisioning a lower density, mostly rural community, it does not fully reflect the current idea of a more urban, street-oriented town center. However, as presented in this narrative, it is a goal of the project to weave the existing facility into the Town Center Master Plan in as many ways as are reasonable given the existing site.

The existing facility is set well back from the road, partially framed / partially hidden by a grove of mature pines and hardwoods. The existing facility gives little clue to its function, and does not do a particularly good job of declaring itself as a welcoming institution, almost as if it were a exclusive clubhouse, or even a private residence. While a self effacing façade may be well mannered as a neighbor, it does not contribute a great deal to the overall character of Olney's village center. It is the stated goal of this project to re-conceptualize the Library as a public amenity at the beginning of the Town Center, inviting to pedestrians, and clearly appealing to its citizens, in the manner of book stores and like commercial ventures, creating the new public library as a destination for social networking and community-based programs.

#### II. Introduction

1. The Existing Library was built in 1980, designed by VVKR, and along with the parking lot, occupies the majority of the existing site. It is a one story structure with mechanical penthouses disguised by the roof lines. The building remains largely as it was designed, although the program has changed sufficiently to cause significant difficulties for users and staff alike. Likewise after twenty-five years of service, the main mechanical and electrical building systems have reached the end of their useful lives.

In the first public meeting (Jan 24, '08) the community participants provided the Design Team with a laundry list of desired improvements to the current facility. Significant comments included the building's perceived lack of a public face, the inverted nature of how one arrives at the entrance, and the building's rather dim interior and lack of orientation to views of the tree grove at the front of the site.

2. **LEED** - This project will comply with current Montgomery County regulations that require the project to achieve a LEED Silver rating. Given the extensive nature of the renovation being planned, this goal should be eminently achievable. Moreover, sensitivity to the existing site will be required if impact to the mature vegetation that exists today is to be avoided.

- 3. **Project Goals** were developed following the first public meeting and the initial meetings with County Library staff. These goals were summarized in the Conceptual Design Narrative as follows:
  - a. Develop an architecture that is reflective of Olney's rural past.
  - b. Create a better public identity for the Library as seen from the street.
  - c. Establish the Library as an initial gateway project to the Olney Town Center.
  - d. Create a pedestrian way from the street that leads intuitively to the library entrance.
  - e. Unify the existing interior and open it up visually.
  - f. Create strong visual links from interior to the site, and beyond to the community.
  - g. Open Library to views of the existing tree grove along the street, and toward the rear where patrons arrive from the parking lot.
  - h. Provide better separation between the Children's and Adult areas of the Library.
  - i. Re-define the Meeting Room function to encourage off-use access by library patrons.

#### III. Background

- 1. Olney Town Center Master Plan introduces a number of urban design issues influencing the redevelopment of the Library. Tangentially, these also mesh well with LEED criteria for site work. Ultimately, good urban design practices dictate that these issues be addressed.
  - A. The goal of the Olney Town Center is the creation of an urban village core located at the intersection of Olney-Laytonsville Rd. / Georgia Avenue. The Town Center illustrative plan shows a four quadrant plan centered directly on the intersection. The Library site is included in the general area of the Town Center. While it does not fall within the area identified for redevelopment, it is immediately adjacent to the Town Center's southwest quadrant. Certainly with such proximity, when that area is redeveloped, the library will become an important element in the urban pedestrian circulation patterns.
  - **B.** It has been discussed with M-NCPP (meeting with Mr. Khalid Azfal, Team Leader, May 13, 2008) and clarified that in regard to the Olney Town Center Master Plan, redevelopment of the Library site for its continued use is an acceptable alternative to its relocation, since a consolidation w/ Olney civic center for the southwest quadrant of the Olney Laytonsville Rd. / Georgia Avenue intersection is not presently under consideration.

"If the Olney Library is relocated to another site it should be within the Town Center, preferably in a combined civic center with other services and a town commons. Explore the feasibility of a joint development with the adjoining Olney Shopping Center to create a civic center/town commons at his location." 1

The above quote, by inference, acknowledges that the current library site cannot change without the re-development of the Olney Shopping Center. No current plans are underway at present to redevelop the shopping center property to mixed-use development. Without redevelopment of this property, the Library site must be considered in its present, independent state.

**C.** The Design Guidelines provide descriptions of the proposed Town Center that is envisioned:

"The emphasis will be on creating a pleasant environment for the pedestrian that can be characterized by wide landscaped sidewalks, attractive and well designed street

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<sup>&</sup>lt;sup>1</sup> From Olney Master Plan, approved April, 2005.

furniture, pedestrian-scale lighting, interesting ground floor uses and slow-moving vehicular traffic."

"The automobile, with appropriate traffic calming initiatives (narrower streets, onstreet parking, clearly defined sidewalks and special paving at critical locations), can be compatible with, and contribute to, a pedestrian friendly environment."

"Intersections and entrance drive radii dimensions ... will be kept to minimum sized to reduce traffic speed and make pedestrian crossings less daunting."

"Curb Radii Design speeds of 25-mph require a curb radius of 15 feet for intersections with ... private streets."

Olney-Laytonsville Rd. is called to be a "5 lane section ... 12' median w/ turn lane and outside travel lane (becoming) parking lane during "off-peak" hours, with 20 ft. setback for planting and retail sidewalk."

#### D. The Design supports the Town Center concept with the following:

- Pedestrian linkages to the library site from the adjacent residential properties have been proposed wherever possible. (LEED)
- Pedestrian linkages to the library site from the Olney Shopping Center have been proposed<sup>2</sup>. (LEED)
- Future pedestrian routes should be encouraged to join the mixed use redevelopment of the Olney Shopping Center to the Library the site. (LEED)
- Vehicular connection between the Olney Shopping Center and Library parking lots (in furtherance of Master Plan's "alternate service routes") is not desired by the library, primarily due to concern that shopping center service traffic, which is reported as being already a problem, would increase through the site. Such traffic would be a safety concern, particularly for children using the library.
- Street frontage along Olney-Laytonsville Rd. (Rt. 108) is to remain largely as is. The
  existing drive entrance will be reconfigured to add a short stack left turn lane exiting
  the library site, and a pedestrian safety island to reduce the crossing hazard with
  cars
- The County has determined further improvements to the existing roadway will not be included in this project. Reconfiguration of the median pavement for Olney-Laytonsville Rd. to reduce the extent of pavement needs to be deferred until the Town Center's redevelopment is better understood.
- Site bike racks are provided on the Library site in obvious locations to encourage alternate transportation means. (LEED)
- The Library will be developed as a transition between the adjacent residential townhouse development and the greater commercial densities of the proposed Olney Town Center.
- **2. Zoning** The property is currently zoned for Mixed-Use Town Center (MXTC). Both the site and the library as a public amenity, are considered a key part of the Town Center.
  - A. The Schematic Design extends the building face toward the street to create stronger visibility on the street for the library. However, the design does not fully achieve a continuous street front which is a goal of the Town Center Master Plan. It has been

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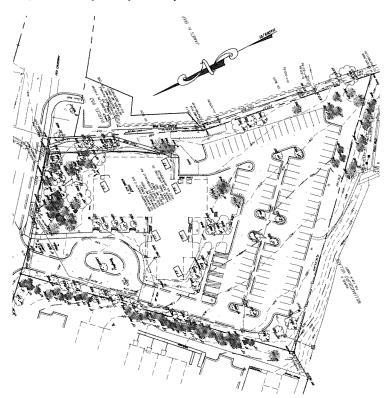
<sup>&</sup>lt;sup>2</sup> In discussion with The Olney Town Center Advisory Committee, there is support for making connections to the shopping center and to the adjacent residential areas. After an evaluation of grades, and consideration of ADA access, it appears ramp/stair connections would need to be located on the adjacent properties where the grades are higher. Essentially the County would be required to obtain easement rights to build, and then execute the work. The County remains open to discussion, but to date no decision has been reached as to how that could be accomplished.

confirmed with the M-NCCP staff that the street frontage setback of 10 ft. maximum in a MXTC zone does not apply to the redevelopment of the library on its current site, in that the Master Plan anticipated the library's relocation, not its renovation and addition.

- 3. Library As Cultural Landmark If the Library is to be redeveloped as the community wishes, and is to be recognized as a significant part of the Town Center, this project must take every possible measure to announce the Library as a cultural landmark. The exigencies of site are what make up an important part of the character of place; it is what distinguishes one community from the next, and what makes real spaces from diagrammatic plans. The Library site is located close to the center of the proposed Town Center and is well positioned to participate in its ultimate build-out. What it lacks is what cannot be controlled by this project, namely the taming of the two major arterial roads that greatly influence how the Library site is presently perceived. Solving this problem will be the key to bringing about a walking Town Center.
- **4. Transportation** The current arterial roads (Georgia Avenue and Olney-Laytonsville Rd serving the Library carry high volumes of traffic. Currently the Olney area is served by Metro buses along both of these arteries. Additionally, a proposed Georgia Avenue Busway is proposed as a means to improve and encourage higher bus ridership along this corridor. <sup>3</sup>

#### IV. Existing Site Conditions

1. Site Survey - The initial site survey (shown below) was completed during Conceptual Design. The site is located at 3500 Olney Laytonsville Road, (MD-108) on one parcel totaling 2.50 acres owned by the Montgomery County.



2. Geotechnical Investigations - A boring plan was prepared by the design team. The results of their geotechnical investigations are contained in ECS, LLC "Report of Subsurface Exploration and Geotechnical Analysis, Olney Library Renovation, 3500 Olney-Laytonsville Road, Olney,

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- MD, ECS Project No. 13-3664, May 29, 2009". A copy of the referenced report is available for review.
- 3. Adjacent Properties The property fronts on Olney-Laytonsville Rd. To the west and south lie Parcels C and B respectively of "Williamsburg Village" a townhouse development of two story structures. Evergreen landscape screening along these edges is mature to the extent that the under-story screening is largely gone. To the east lies the Olney Shopping Center, whose rear masonry wall backs up to the east property line, making views from the Library in that direction extremely limited. The shopping center's parking lot lies against the southeast corner of the Library property, offering the possibility for pedestrian access between the properties. Evergreen landscape screening along this property line is similarly mature.
- 4. Existing Trees & Grade The Natural Resource Inventory / Forest Stand Delineation (NRI/FSD) has been initially reviewed by M-NCPPC during Conceptual Design. Several significant trees have been identified on the site, primarily located to the front of the site in the existing grove. The site slopes from an elevation of approximately 542 feet above sea level at the northeast corner of the property to an approximate elevation of 526 feet at the southwest corner of the property. Existing grades are mostly gradual, except at the western and southern edges of the site where the grade meets adjacent properties. The steep grades are a result of grading, and probably do not precede the original development. The grades will preclude interparcel connecting roads to the adjacent residential development, however, it is feasible to provide pedestrian access via site stairs to the residential areas, provided permission were obtained from the adjacent property owners, and the additional cost of structured stairs and ADA ramps on the adjacent properties could be budgeted for.
  - A. The Project request for an exemption from submitting a forest conservation plan 42008194E was approved by the M-NCPPC July 8, 2009. Tree save issues will be handled through the Mandatory Review process.
- **5. Site Utilities** Existing site utilities are shown on the initial site survey. Public water, sewer and telephone will remain. Electric and gas will be upgraded to serve the new building.
- 6. Storm Water Management Currently there is no SWM facility on this site since the construction of the existing facility preceded the requirements, nor does it participate in a regional SWM facility. Because of this, SWM needs to consider both the existing and proposed development impacts. Existing drainage flows from the parking lot go toward the storm outlet at the SW corner of the site. The SWM facilities will need to direct water in the same direction, making the best location for underground structures under the existing driveway; this will require the driveway's partial demolition and reconstruction. The SWM facilities will be designed in accordance with the most current Montgomery County stormwater management regulations.
  - A. The initial SWM Concept Plan was previously submitted to DPS in April 2009 with subsequent request by DPS for additional information on June 10, 2009. The Concept Plan was revised and re-submitted to DPS on November 6, 2009.
- 7. Parking Currently the site has 86 long term parking space (including 4 accessible spaces, 3 + 1 van). It also offers a drop off loop in front of the library, with no additional parking located there, although the drop off is often used for short term parking. It was verified that by zoning requirement, the existing parking will accommodate the proposed addition without additional parking.
  - A. A short term drop off lane is proposed along the entry drive and will accommodate up to three cars.
  - **B.** Re-grading of the HC spaces, will be done as part of the project revising the cross slope from the existing 5% to maximum of 2% per current ADA standards.

- C. Up to 4 of the existing spaces will be removed to make way for the proposed staff area addition and reconfigured service yard. Proposed parking will accommodate 86 spaces [82 standard and 4 accessible spaces (include I van accessible space)]
- D. The remainder of the lot will remain intact.
- 8. Pedestrian Access to the site is from the sidewalk along Rt. 108, although at present, not much foot traffic is reported. An existing pedestrian way running along the eastern property edge provides access to the rear of the adjacent shopping center and will be maintained. Site stairs and ramps have been considered for the south east, south and western property edges to the adjacent shopping center and townhouse development respectively but are not currently included. An existing walkway along the southern property edge connects to the other adjacent townhouse development.
- **9. Site Landscape** The design of the new library saves as many existing trees as possible. New landscaping will be proposed using native species plants.

#### V. Existing Building Conditions

- 1. Existing Building Area is as follows: 14,098 NSF (to inside face of exterior walls) and 14,843 +/- GSF footprint on the site. There is additionally 1,349 NSF / 1,611 GSF at the Penthouse level for the primary mechanical equipment. Total gross area of the existing building is calculated at 16.825 GSF.
- 2. Solar Orientation for the building is particularly challenging, as the existing building is oriented virtually 90° from true south. Thus the existing clerestory windows, with no roof overhang to shade them, admit strong, direct sunlight, creating difficult-to-control lighting for readers and computer users.
- 3. Existing Building Structure consists of masonry bearing walls, secondary steel framing, and a roof structure composed of glue-lam beams and structural tongue-and-groove wood deck mostly exposed to the interior. Exterior walls are brick veneer with CMU backup masonry. The existing bearing walls, where windows are provided, are supported on steel lintels, making expansion of them more costly to structure. The majority of the interior public space has exposed brick interior walls, making it difficult to adapt or to display against the interior brick.
- 4. Existing Building Form consists of 6:12 pitched roofs, with a internal, flat-roofed light well running the length of the building. Twin, sloping open ceiling spaces rise to internally-facing clerestory windows located either side of the linear light well. The dropped-ceiling space below the light well between the two higher sections is used for duct distribution. This light well creates a roof condition in the somewhat derogatory vernacular known as a "bathtub" for the obvious risk of leaks. Beyond this, the dropped ceiling space bisects the major space in the Library visually chopping up what otherwise could be a charming, warmly finished room. The Design Team views correcting this visual and maintenance blight as an important point in the renovation of the existing building.
- 5. Building HVAC at present is a two pipe water source heat pump system. The central plant consists of two circulation pumps that supply water to multiple water source heat pumps. Heating is supplied by two pulse-type hot water boilers. A cooling tower is located in a rooftop mechanical well space (open to the air).
  - A. The HVAC plant is located in three separate penthouse locations, separated by exposed-to-view wood ceilings. From a user perspective, the current system is virtually invisible, however from the perspective of maintenance it is a difficult scheme.
  - **B.** With the limited site available, and an ambitious building program, it is recommended that a similar penthouse scheme be continued, although with a more consolidated footprint.

- **6. Plumbing**: The existing building is fully sprinklered.
- **7. Electric**: The existing electrical service is 120/208V 3 phase 4 wire underground. The electrical service for the facility will be upgraded to 265/460V-3phase, 4 wires.
  - A. Electrical distribution for the new expanded and upgraded library will be new.
  - B. The installation, including lighting dates to the original building. The exterior parking area lighting will be replaced with new cut-off fixtures and additional exterior lighting will be added if required to provide improved patron / staff site security

#### VI. Building Program

- 1. Building Program The Design Team has worked with library staff to better determine the library needs. A number of iterations of the program have been presented by the Design Team and discussed with the library staff. Additional space for quiet study rooms, additional computers, children's discovery room, and larger collections has been included. The largest area of growth is in the Children's programs, reflecting Olney's projected population growth patterns.
- VII. Building Design (See Appendix for Proposed Olney Library Concept Floor Plan). Design Development submitted to County November 18, 2009 (See Architectural Drawings).
  - **1. Design Development Design** Progress and other meetings were held with Montgomery County DGS staff during this phase. Subjects covered included, but were not limited to:
    - A. Preliminary Plan Review Consultation Mtg. @ DPS (7/22/2009)
    - B Mandatory Referral (Progress Mtg. 7/30/2009)
    - C. Crime Prevention (8/20/2009)
    - D. Development of Interior Design Materials & Colors (various dates)
    - E. Commissioning process was initiated with County engagement of MEP & Building Envelope Consultant. Integration of commissioning and design will continue through subsequent construction documentation phase.
    - F. LEED documentation will continue through subsequent construction documentation phase.

Submissions were prepared and/or made to various agencies including:

- A. Re-Submittal to DPS of revised Stormwater Management Concept Plan (11/09/2009)
- B. Re-submittal to SHA of proposed revision to Library Entrance Drive re: dedicated L & R turn lanes (November 2009)
- C. Mandatory Referral package prepared for County review prior to submission to M-NCPPC. Submission anticipated in early December.
- 2. The Design Development documents continue the design, employing an arc form extending toward the street. The Addition consists of the Children's area at the prow interrupted by an exterior courtyard, and concluding with the Young Adult (YA) Area and public toilets. The existing building is occupied by the Adult area at the front facing the street, and Meeting Rooms to the south and the parking lot. The staff work spaces are aligned against the east-facing rear wall, wrapping the south end of the building. A second, smaller addition located toward the east property line, provides Receiving, Building Storage and Electric Rooms as well as an enclosed stair to the upper level Mechanical Area. The circulation desk (backed up to the circulation workroom) is oriented toward the entry. The divisible Meeting Room is adjacent to the entry lobby and public toilets for after hours use.
- 3. A narrow spine marks the major circulation axis through the building and serves as a "zipper" joining the Addition to the existing facility. Clerestory windows introduce indirect light into the

building along the length of the spine. The small courtyard is both a design feature letting natural light into the existing building, and a rain basin / bio-retention area for Storm Water Management (SWM) purposes.

- **4.** The renovated portion of the building is redesigned to eliminate the inverted 'bathtub' clerestory. This is replaced by a new, high roof space allowing light via a clerestory similar to the new spine. In this way, the major space in the library will become the Adult Area.
  - A. As a result of further design review, the orientation of the clerestory at the Addition has been reversed i.e. the slopes of the two clerestories are no longer parallel but opposite. This revision results in a lower height for the Spine curtainwall and better accommodates the additional height needed for the Mechanical Area equipment and ductwork.
- 5. Book Drop The after hours book drop has been re-located. It is visible and adjacent to the new public entrance. This satisfies the community concerns for a more visible book drop location. Though not immediately backed up to the staff workroom access for the library staff via the Meeting Room has been improved over previously shown access from the Public corridor / circulation Spine.

#### VIII. Design Development Building Envelope -

- 1. The building entrance will remain facing the rear of the site (since that is the point of arrival for patrons coming in vehicles). Reorienting the entrance is not possible, given the existing location of the parking lot. Adding a second entrance toward the street is not possible given the limited staffing and building security concerns. The sweeping curve of the building addition serves to direct patrons intuitively toward the entrance, and lessens the impression of the reversed entry condition.
- 2. A rain basin / bio-retention area within a building "cut-out" bounded by the exterior walls of the Children's Area, Circulation 'Spine" and the Y. A. Area. This area is intended to be viewed from the library as a garden space, and will include dry rock formations as well as suitable SWM plantings e.g. decorative grasses, sedges, rushes, etc., suggesting a naturally occurring landscape.
- **3. Daylighting** will be achieved by the introduction of clerestory window above the entrance spine, as well as the new spine created from the existing building's inverted clerestory. This is shown in the section drawings included in this submission.
- **4.** The existing building exterior is brick masonry that appears to be acceptable for continued use. Where the addition will require demolition of the existing brick bearing walls, the brick will be re-used for new walls elsewhere.
- **5.** The Addition / Renovation is conceived as being primarily of glass, with several instances of solid wall as follows:
  - A. Children's Area / YA Area sill wall will be brick masonry cavity wall to receive the curtainwall.
  - **B.** Diagonal end walls (at Children's and YA will be pre-finished insulated metal panels on galvanized LGSS framing.
  - C. End walls parallel to Spine (at Col. line 4) will be pre-finished insulated metal panels on galvanized LGSS framing.
  - **D.** Addition at existing '1" Line, beginning at 'C' line will be brick masonry cavity wall, with the exterior face aligning with the existing.

- E. Upper walls (such as at new clerestory areas) not otherwise brought to grade will be brick masonry and /or pre-finished insulated metal panels on galvanized LGSS framing on and between structural supports.
- **6. Curtainwall systems** will be thermally-broken aluminum frames based on Kawneer 1600 (or equal) with typical 2.5"x10" vertical mullions. Natural ventilation will be provided by vent sections integral with the curtainwall, or alternatively awning & casement windows fitted into the curtainwall. Storefront systems will be similar.
- 7. **New windows** will be thermally-broken aluminum framed windows, with vent sections to be determined during Design Development (all existing fenestration will be replaced).
- **8. Solar Screens** will be used in several areas: These screens are to be held off from the curtainwall on separate framing to limit complications with the curtainwall system itself.
  - A. At the exposed Spine section between Children's' and YA.
  - **B.** At the Rear Entry.
- 9. Roofing Steep slope roofing will be standing seam metal roof on Ice & Water Shield, exterior grade plywood sub-roof on min. 5" rigid insulation (R-value = 35). Low slope roofing, generally at overbuild and mechanical area will be BUR w/ granular cap sheet. Both systems will be developed / detailed to County standards.
  - A. The existing roof at 6:12 slopes will be maintained.
  - **B.** The addition roof will be at 3:12 slope to minimize the building volume, particularly at the Spine.
  - C. Deduct alternative will be developed for 40-year asphalt shingles over vented deck substrate.
  - D. Metal roofs are to be pewter / terne-coated steel in color, and are to be Kynar finished.
- **10. Existing exterior wall art and memorial tree / plaque** installations will be removed and, if possible, re-located.
- **11. Building Elevations -** The building form is derived from two primary sources: from the existing sloped roof and masonry building, and from the curve of the addition. The elevations (see drawings) show extensive use of glazing (in a balance of light-tinted insulated Low-E glazing, solar screens and elements of fritted or otherwise translucent glazing allowing light but with higher R-values). Such techniques of glazing will help overcome issues of the late afternoon sun to which the west elevation will be exposed.

#### IX. Site Redevelopment -

It is proposed to reorient the building to the driveway and redevelop this as the facility's primary public street. This is to offset the fact that the facility is otherwise unable to physically reach all the way to Olney-Laytonsville Road. By this reorientation, the Town Center's zoning intent of reclaiming streets for people and buildings can be achieved for this site. Equally important, it improves the current situation of a public building being 'missing' from the larger community. Several key elements are proposed to meet this goal.

- A. The existing pine grove facing Olney-Laytonsville Rd will become a major visual focus by careful attention to the health of the trees.
- **B.** The building's most dominant features wrap the grove with views toward and from main areas of the library.
- C. A strong landscape theme along the entrance street, using native grasses and rock formations which begin at the entrance to the property will announce the building. Selected use of pine as an accent species will recall and reinforce the front grove.

- **D.** A wide, canopied walkway beginning at the street to encourage pedestrians coming to the site. The pedestrian way is pulled tight against the building following the sweep of the curve (and under the roof overhang).
- E. Road and walkway lighting that provides good visual cues, and reinforces the building's architectural form.
- F. Judicious use of landscape and building lighting will be employed to highlight the site and provide secondary security lighting.
- **G.** Re-Location of the existing "Mary Baker Memorial Tree" and plaque in vicinity of the existing / new entry will be further reviewed for re-location (arborist inspection may be required to determine if re-location is feasible considering size of tree).
- H. The entrance to the Library drive has been re-designed to incorporate dedicated left & right turn lanes so as to mitigate patron delays during periods of heavy traffic i.e. patrons wanting to turn right currently have to wait for those trying to turn left (and need to safely cross several lanes of busy traffic on Olney-Laytonsville Rd.). The proposed re-design was submitted for review and approval to State Highway (SHA) and has recently been re-submitted with revisions to accommodate SHA review comments.

#### X. Design Development MEP Narratives

#### 1. General Narrative

The Olney Library will utilize high efficiency equipment, high efficiency lighting with occupancy sensors, and other environmental sustainable methods for a Silver LEED certified project.

#### 2. Mechanical Narrative

The HVAC system will be a 4 Pipe Variable Air Volume System with one single unit serving the entire Library, and two constant volume system serving the meeting rooms. These units are located in an upper level Mechanical Room.

Chilled water is generated with an air cooled chiller utilizing refrigerant R410a. Chlorofluorocarbons (CFC) refrigerant will not be acceptable. The air cooled chiller will be mounted on the low roof adjacent to the penthouse mechanical room. The chiller unit is in an enclosed area with louvers provided for access to the air.

#### 3. Electrical Narrative

The existing electrical service is 120/208V 3 phase 4 wire underground. The electrical service for the facility will be upgraded to 265/460V-3phase, 4 wires. It is expected that the incoming primary service will be reused by the utility, the transformer will be replaced and that the secondary may have to be replaced (this will only be known after the utility has done their engineering analysis of the site. The incoming electrical service will remain underground to the main electrical room located on the southwest corner of the building, near the administration areas. The installation will comply with NEC, all applicable local codes, and utility company requirements.

**All components at the building Interior**, panels, lightings, receptacles, etc. will be provided new.

All components at the building Exterior, parking area and security lighting, will be provided new.

#### 4. Plumbing Narrative

The existing water service room will be demolished. The new water service room will be located in the same area as the existing location.

A new combined six inches fire and domestic water service will be provided entering the building at the existing location and into the new water service room. The income service will comply with WSSC and NFPA requirements. The service will have an outdoor (vault) FM water meter. Backflow preventers on both domestic and fire services shall be installed in the new water service room.

**The roof drainage** of the building shall be collected by gutters and downspouts. At the base of each downspout, Cast Iron Boot with cleanout will be provided as transition from vertical to underground horizontal storm system.

The building will be provided with a new sprinkler system in compliance with NFPA 13.

#### XI. References:

Olney Master Plan, adopted April, 2005 by Montgomery County.

Olney Town Center Illustrative Concept Plan & Design Guidelines published December 11, 2007 Olney Town Center Advisory Committee.

Program of Requirements, July 23, 2003 (MCDPL & DPW&T)

LEED for New Construction and Major Renovation, Version 2.2, Oct. 2005, U.S. Green Building Council.

#### XII. Additional Information

1. The Library's current hours of operation are as follows:

Mon. – Wed.: 10:00 AM - 9:00 PM Thu. - Fri.: 10:00 AM - 5:00 PM Sat.: 9:00 AM - 5:00 PM

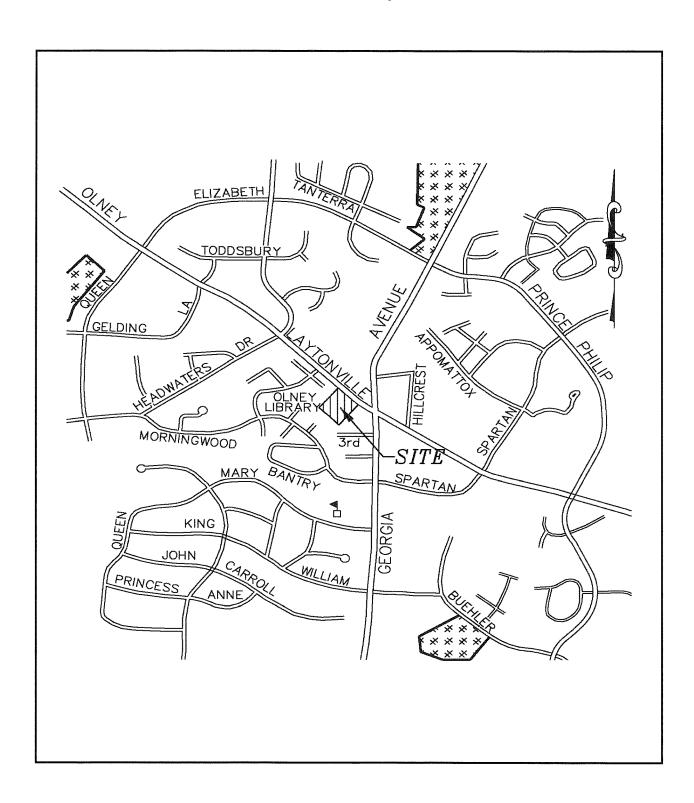
Sun.: 12:00 PM - 5:00 PM from the Sunday after Labor Day until the Sunday

prior to Memorial Day. Closed on Sundays during the Summer.

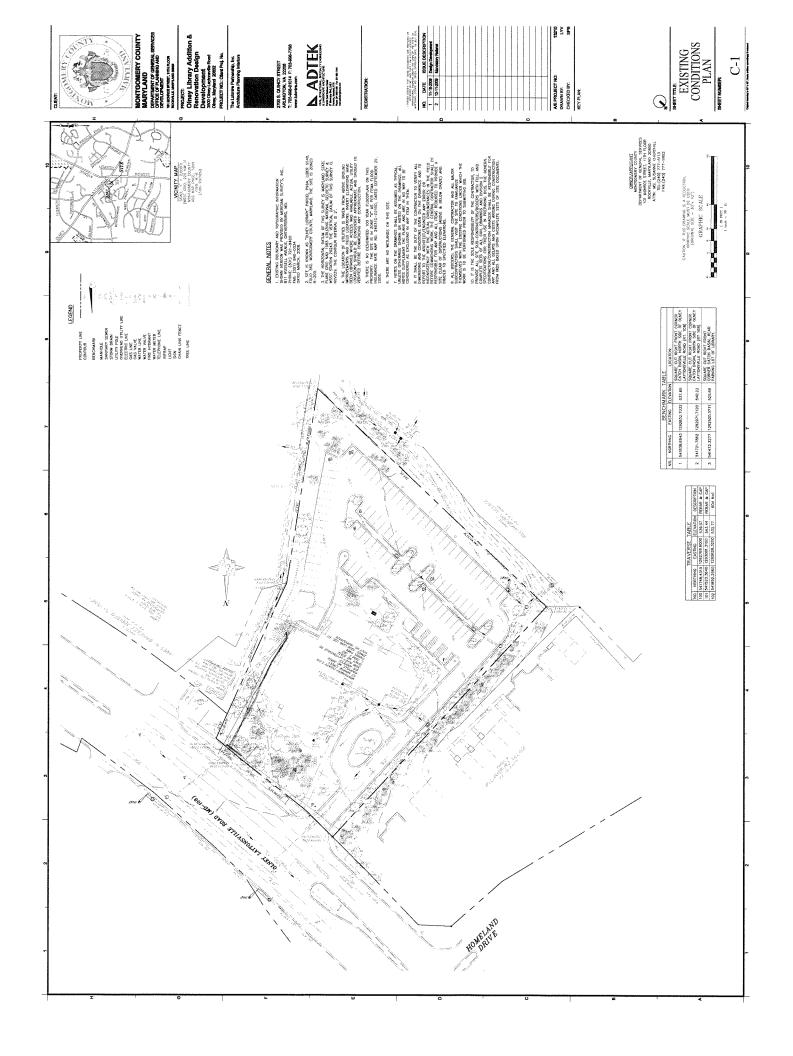
- 2. Olney Town Center Master Plan: This Project is in general conformance with the Olney Town Center Master Plan. See Narrative Sections III.
- 3. Pedestrian and Bicycle Safety Impact Statement: See Narrative.
- 4. Compliance with County Road Typical Roadway Section: There are no new roads proposed for this Project. All work in the R.O.W associated with the proposed modifications to the site entry (to provide dedicated turn lanes on to Rt. 118) will comply with SHA standards.
- **5. County-Designated Historic Properties:** This Project does not affect County-designated historic properties.
- **Phasing Schedule:** Library will be closed for duration of construction. No phasing is proposed. This project is currently scheduled to begin construction in November 2010 and completed for occupancy / Public opening in the Summer of 2012.
- 7. Non-Publicly Owned Land Intended For Common Or Quasi-Public Use: There is no land intended or common or quasi-public use as part of this Project.
- 8. Funding Source For The Project: County funds.
- 9. Impacts to Public Parkland or Land Owned by M-NCPPC: There will be no impact on public parkland or land owned by M-NCPPC.

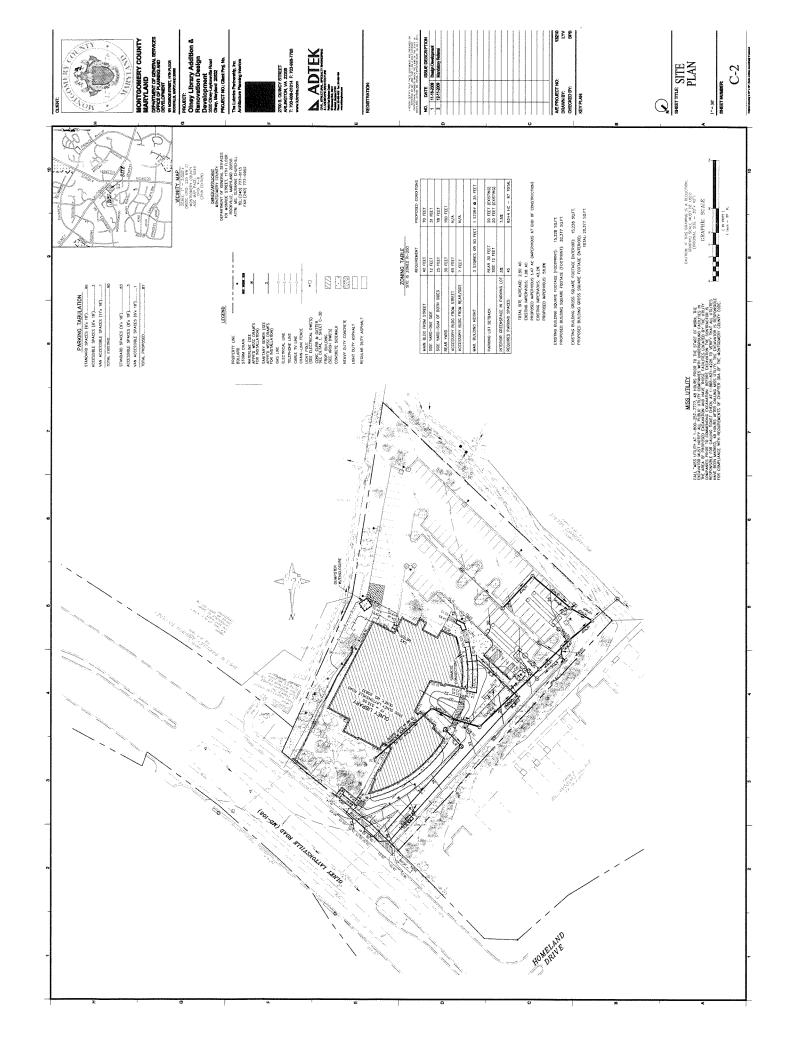
10.	<b>USGBC (LEED) Certification:</b> In compliance with Montgomery County's Green Building Law, this project will seek and obtain a Silver LEED Certification.

#### 2. General Location Map



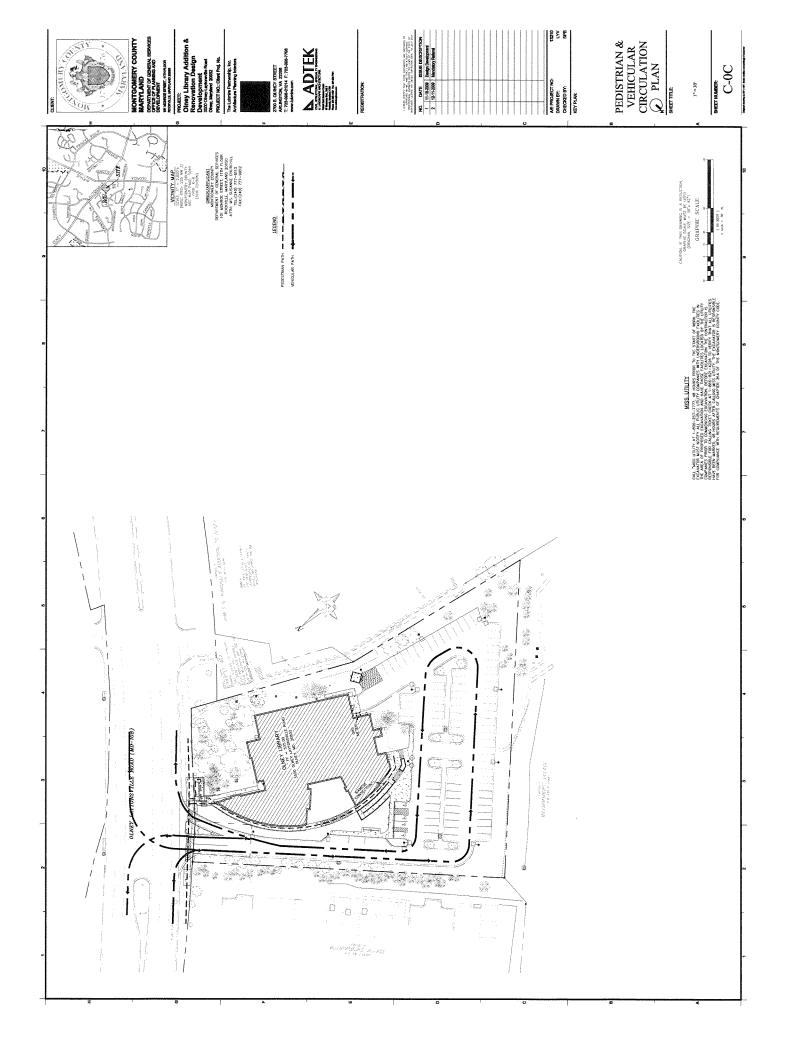
## 3. Site Plan See the attached Existing Conditions Plan and proposed Site Plan on sheets C-1 and C-2.





# 4. Utilities and Right-of-Way Map See the attached Proposed Site Plan with utilities and right-of-way shown on sheet C-2.

## 5. Pedestrian and Vehicular Circulation Plan See the attached Pedestrian & Circulation Plan on sheet C-0C.

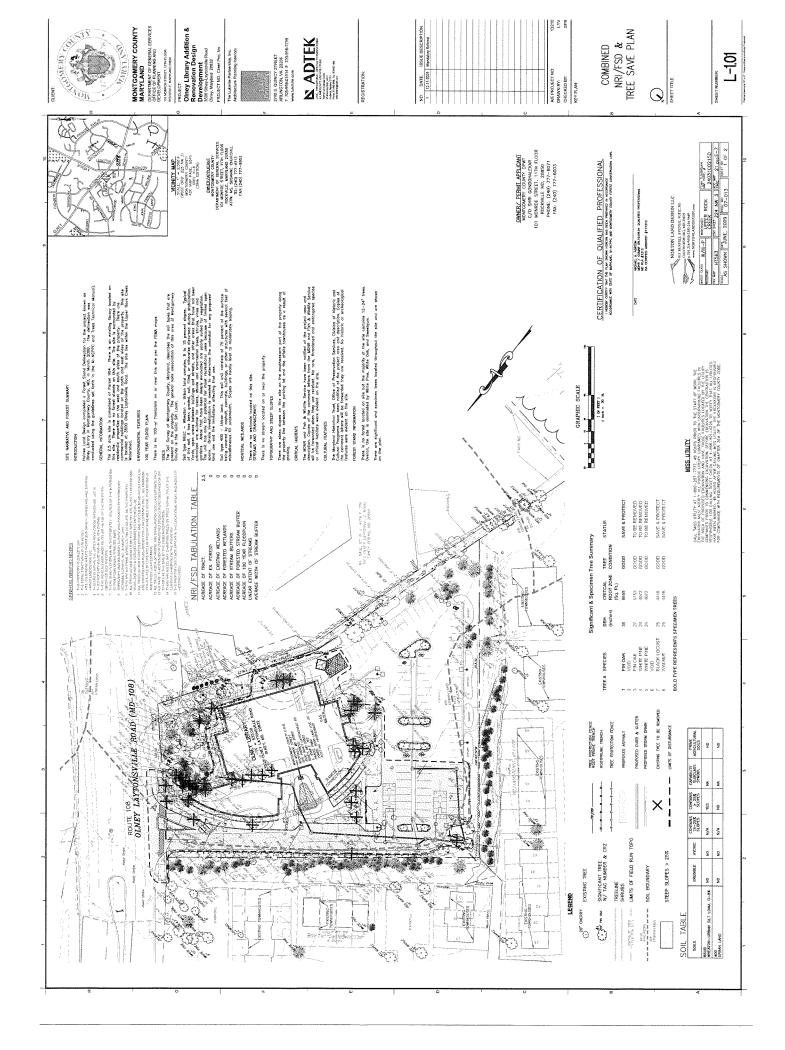


### 6. Combined Natural Resource Inventory / Forest Stand Delineation & Tree Save Plan

A Natural Resource Inventory/Forest Stand Delineation Plan has been reviewed and approved by the M-NCPPC staff.

See the attached full size Natural Resource Inventory / Forest Stand Delineation & Tree Save Plan and Tree Save Notes & Details Plan on sheets L-1.01 and L-1.02.

See also the attached letter from M-NCPPC to Montgomery County DPWT approving the request for an exemption from submitting a forest conservation plan (July 8, 2009).





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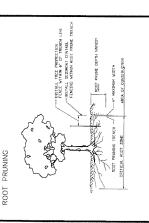
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PROJECT.

Cliney Library Addition & Renovation Design

Development

Cliney, Mayorian Read

Cliney, Mayorian 2023

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MONTGOMERY COUNTY MARYLAND DEMAYMENT OF GENERAL SERVICES OFFICE OF FLANNING AND DEMCONNEY IN NAMES STREET, HITH GORE RECOVER, EMPHAND STREET

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MONTOMERS OBINITY
DEPARTMENT OF COMPTA
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ROCKOLE, MARTANO 20850
ATTRE LS, SUSSAINE CRECKEL
FAX (244) 777-6115
FAX (244) 777-6115

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NO. DATE ISSUE DESCRIPTION 1 (2-1)-2029 Mandsloy Referral

OWNER/ PERMIT APPLICANT MONTOWERY COUNTY DAWN C/O SHIE CONDIVALENAR 101 MONTOR STREET, 11TH FLOOR ROCKOMLE WO, 20850 PHONE: (248) 777-6031 FAX: (246) 777-6031

AE PROJECT NO: DRAWN BY: CHECKED BY: KEY PLAN:

NRI/FSD & TREE SAVE

NOTES & DETAILS

SHEET TIME:

NORTON LAND DESIGN LLC
611 RINGEL AVENUE SUITE 301
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July 8, 2009

Montgomery County DPWT c/o Shri Gondohaleker 101 Monroe Street, 11<sup>th</sup> Floor Rockville, MD 20850 240-777-6071

Dear Shri Gondohaleker:

This letter is to inform you that your request for an exemption from submitting a forest conservation plan 42008194E, Olney Library , is approved under Section 22A-5(t) – Modification to Existing Developed Property:

- 1. No more than 5000 square feet of forest will be cleared:
- 2. The modification does not affect any forest in a stream buffer or located on property in a special protection area which must submit a water quality plan; and
- 3. The modification does not require approval of a new subdivision plan.

Any changes from the approved exemption request may constitute grounds to rescind or amend any approval actions taken and to take appropriate enforcement actions. If there are any subsequent modifications planned to the approved plan, a separate amendment must be submitted to M-NCPPC for review and approval prior to those activities occurring. Tree save issues will be handled through the Mandatory Referral process.

If you have any questions regarding these actions, please feel free to contact me at 301-495-2189 or amy.lindsey@mncppc-mc.org.

Sincerely,

Amy Lindsey, Environmental Planner

Cc: 42008194E

Michael Norton, Michael norton@nortonlanddesign.com

## Countywide Planning Division – Environmental Montgomery County Department of Park and Planning Maryland-National Capital Park and Planning Commission

8787 Georgia Avenue Silver Spring, Maryland 20910-3760

www.mc-mncppc.org/development

Effective: January 1, 2005

Phone 301.495.4542 Fax 301.495.1303

NRI/FSD (Natural Resources Inventory	/ Forest Stand Delineation) and
Forest Conservation Exemption R	eview

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NRI/FSD Plan Number	4			· · · · · · · · · · · · · · · · · · ·	- W	
Date Application Received	d					
Date Application Complete	3					
Application Completed by						
Pending Plan No., if applic						
Fee (attach worksheet)						
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		e Map # <u>224nw(</u>				
Special Protection Are	a: 🔽 Not in SPA 🛛 [	Little Seneca	Creek   F	Piney Branch		er Paint Branch
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Subdivision Informat	ion: (Complete either A,	if located within	(IV,S,E,VV et a recorded sub-	c.) division or R1	Nearest Interse	cting Street
A. Lot	Block	ii ioodioa wiiiiii	Subdivision	IIVISIUII, UI D)		
B. Parcel 964 Liber		el liher	Eolio	Dorosi	1 :1	
nnligant (Owner or (	Contract Durchassed		1 0110	, гаксы	riber	FOIIO
Applicant (Owner or C	ontract Purchaser)					
Montgomery County	DPWT, c/o Shri Gondoha	alekar				
Name	21 VII, Old Call Collabile	aicitai				
101 Monroe Street, 1	1 th floor					
Street Address						
Rockville			MD			20850
City (240) 777 0074	(0.40) 777 0000		Sta	te		Zip Code
Telephone Number ext.	(240) 777-6003					
Contact Person (If oth	іет тпап арріісапт)					
Michael Norton, Hain	nes Land Design LLC					
Name	ico Luna Design LLO					
811 Russell Avenue,	Suite 303					
Street Address						
Gaithersburg			MD			20879
City (201) 246 0650	(004) 040 0040		Stat	e		Zip Code
(301) 216-9650 Telephone Number ext.	(301) 216-9649 Fax Number	mike-hld <i>E-mail</i>	@erols.com			
•				_		
nan Preparer (Qualific	cations of preparer must i	be included if ind	lividual has not i	been previous	ly certified.)	
Michael Norton		I.	A 3310			
Name			A. or Forester Certii	fication No.	***	
(301) 216-9650	(301) 216-9649		<u>Derols.com</u>	JOSEOTT NO.		
Telephone Number ext.	Fax Number	E-mail				

Wa	tershed: Rock Creek
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Cor	mplete sections 1 and 2: (and section 3 if applying for an FCP Exemption)
1.	Type of Plan approval being applied for in addition to this NRI/FSD application  Pre-Application Submission Development Plan  Minor Subdivision (Complete section 2) Mandatory Referral  Preliminary Plan Sediment Control or Small Land Disturbance (if known, MCDPS permit #)  Project Plan Special Exception
2.	Type of NRI/FSD Plan Submittal (See Tree Manual for NRI/FSD requirements):  ✓ Full NRI/FSD (as described in the Forest Conservation Regulations, Section 106)  Simplified NRI/FSD (property boundaries, topography, streams and buffers if proposed Lo.d. is within 200' of a stream, existing forest boundaries, specimen trees, existing improvements)  Existing Conditions Plan (topography, existing & proposed improvements, existing & proposed lot lines)  Guidance for NRI/FSD Submittal for Minor Subdivision Applications (choose from below):  Minor Lot Line Adjustment – No NRI/FSD plan or exemption required  Outlot Conversion to a Lot – Submit Simplified NRI/FSD plan  Consolidation of Lots or Parts of Lots – No NRI/FSD or exemption required as part of minor subdivision  Further Subdivision of Commercial/Industrial/Multi-Family Residential – Submit existing conditions plan  Plat of Correction – No NRI/FSD plan or exemption required  Residential Property, Deed-created Prior to 1958 – No NRI/FSD or exemption required as part of minor sub.  Existing Places of Worship, Private Schools, Country Clubs, Private Institutions, or Similar on Unplatted Parcels – Submit Simplified NRI/FSD plan if applying for FCP Exemption; otherwise, Submit Full NRI/FSD plan  Residential Lots in Rural Density Transfer Zone – Submit Simplified NRI/FSD plan if applying for FCP Exemption; otherwise, Submit Full NRI/FSD plan
3.	Complete all information below if applying for FCP Exemption (If you are clearing more than 5,000 sf. of forest/tree canopy or you answer yes to e, f or g below, you may not qualify for an exemption, refer to the M-NCPPC Tree manual to determine if a Tree Save Plan or FCP will be required).  a. Type of Exemption being applied for: Modifications to previously developed property (Refer to the Forest Conservation Law, section 22A-5 for description of exemptions. Attach appropriate information to support the request including plan drawings, narrative of activities, tree clearing illustrations, etc.)  b. Is the Declaration of Intent attached, if required? ☐ Yes ☑ No  If yes, type: ☐ Agricultural ☐ Real Estate Transfer ☐ Residential Single Lot  c. Total area of existing forest:

The Owner or Contact Purchaser hereby certifies that all required information for the submission of a NRI/FSD has been included in this application.

Signature of Applicant (Owner, of Contract Purchaser)

-	/ Commercial Contract of Collaboration							
Sign	natur	This partial and		_ 4	19/08			
U,	gi ruttai	/		Date	'			
<u> </u>	Print Name DCD-DPWT							
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S	e Sut	omission Requirements for more details about the items below:	No Copies	Engineer: Surveyor	i/I-NOPPC Staff			
1.	Gen	eral Information		Submitted or Wishest By	Accepted or Not Accepted			
	1.1	Complete application form and checklist	1	Submitted	, market at 180 Accepted			
	1.2	Complete fee schedule and worksheet		Submitted				
2.	Full I	NRI/FSD Plan Drawing:	ļ <u>`</u>	ouprinted				
	2.1	Scaled drawing with north arrow	2	Submitted				
	2.2	Title information		Submitted				
	2.3	Vicinity location map	<u> </u>	Submitted				
	2.4	Signature of qualified preparer		Submitted				
	2.5	Boundary outline of property as shown on existing property or tax maps		Submitted				
	2.6	Topography		Submitted				
	2.7	buffers, 100-year floodplain, soil lines)		Submitted				
	2.8	Aerial extent of forest and tree cover (measured by tree canopy) and descriptive namative of individual forest stands		Submitted				
	2.9	Field survey reference points		Submitted				
	2.10	Forest stands identified by priority for retention		n/a				
	2.11	Individual trees ≥ 24" dbh		Submitted				
	2.12	Existing site improvements (structures, pavement, agricultural fields, etc.)		Submitted				
	2.13	Table containing acreage of forest, wetlands, stream buffers, forested wetlands, and forested stream buffers		Submitted				
3.	Simp	Diffied NRI/FSD plan Drawing						
	3.1	Scaled drawing with north arrow	2	ň/a				
	3.2	Title information		n/a				
	3.3	Vicinity location map		h/a				
	3.4	Signature of qualified preparer		ri/ā				
	3.5	Boundary outline of property as shown on existing property or tax maps		n/a				
	3.6	Topography		n/a				
	3.7	Perennial and intermittent streams and their buffers		n/a				
	3.8	Aerial extent of forest and tree cover (measured by tree canopy) and descriptive narrative		n/a				

			No. Copies	Engineer/ Surveyor	M-NCPPC Staff
	3.9	Individual trees ≥ 24" dbh in areas impacted by development		n/a	
	3.10	Existing site improvements (structures, pavement, agricultural fields,			
	2 11	etc.)		n/a	
		Anticipated limits of disturbance Table containing acreage of forest, stream buffers, forested stream		n/a	
	0.72	buffers, and anticipated total forest cleared		n/a	
4.	Exist	ing Conditions Plan Drawing			
	4.1	Scaled drawing with north arrow	2	n/a	
		Title information		n/a	
	4.3	Vicinity location map		n/a	
	4.4	Boundary outline of property with survey tied to the Maryland State Grid System		n/a	
	4.5	Topography		n/a	
	4.6	Existing and proposed improvements		n/a	
	4.7 E	Existing and proposed lot lines		n/a	
5.	Supp Exem	orting Functional Information/Drawings for Forest Conservation option Requests			
	5.1	Justification sheet for exemption requests, if applicable	2	n/a	
		Free save plan, including tree protection measures, if appropriate	2	n/a	
6.	PDF I	mage of Approved Pian			
	6.1 P	DF image of approved NRI/FSD or if an exemption is granted, approved Tree Save Plan. if one is required	1	n/a	

Development Review Division

Montgomery County Department of Park and Planning

Maryland National Capital Park and Planning Commission

Effective: May 1, 2006

Silver Spring, Maryland 20910		g/development	Phone 301.495.4595 Fax 301.495.1306
	AND WORKSHEET	The second s	
Application Number:	Tolonia		
Applicant:	To be completed by Montgomery County DP\	the Applicant	
Project Name: (30 character I		/ ۷ 1	
Pre-Application Submiss	The control of the co		
Staff Review Only	\$2,000.00		· C
Staff and Planning	. ,		\$
Board Review	\$3,000.00		\$
NRI/FSD Natural Resourc	es Inventory/Forest Stand Delinea	ation (check applicable boxes)	
Email:		\$720.00	\$
NRI/FSD Recertification		\$410.00	\$
Forest Conservation Exe	mption Request or Recertification	\$180.00	\$ 180.00
Forest Conservation Plan	(check applicable boxes)		
Marine Control of the		lotsx \$200 =	\$
All Others	\$980.00 + \$290.00 per acre # of	acresx \$290 =	\$
Preliminary Plan of Subdi	vision (check applicable boxes)		
(SPA-Special Protection Area)	Residential (Dwelling Units - DUs)		
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☐ 1 to 100 DUs	\$1,500.00 + \$365.00 per DU	# of DUs (1 to 100) x \$365 = \$ +	
DUs over 100	\$100.00 per DU	# of DUs (over 100) x	\$
		\$100 = \$	
SPA within plan			
1 to 9 DUs			
10 to 50 DUs	\$		
more than 50 DUs	\$750.00 + \$20.00 per DUs over 50	# of DUs > 50 x \$20 = \$	Ψ

	Comm	projet/Industrial /Ca			e Schedule .	and Worksheet 2 of 3
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SPA within plan	\$750.00		*********	************	*********	\$
	<u>Other</u>					Ψ
☐Institutional/Religious☐SPA within plan	\$2,310.00 \$750.00					\$
Amend Approved Plans	Same as Prelim	ninary Plan (enter abo	ove with no SP	A fee)		
Extension of Approved P	lan	\$1,390.00				\$
Subdivision Regulation V	Vaiver (50-38)	\$1,390.00 per waiv	er	# of waivers _		\$
Project Plan (check applicable	boxes)				-	
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Extensions	\$1,310.00	,				
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10 or more DUs	\$4,500.00 + \$16	·	\$165 :	= \$		\$
SPA within plan			****		*****	
1 to 9 DUs	\$380.00					
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10,000 or more SF	\$4,500.00 + .15	per SF		\$	1	7
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			Fee Schedule al	nd Worksheet 3 of 3
•	<u>Other</u>			
☐Institutional/Religious ☐SPA within plan	\$4,020.00 \$750.00			\$
Major Amendments to Approved Site Plans	Same as Site Plan	(enter above with SPA fee)		
	Minor Amendments to	Approved Site Plans		
Amendment Type	Application Process	Changes	Fee	
Minor Revisions w/o DRC	<ul><li>Application*</li><li>No DRC Meeting</li></ul>	Minor modification to landscape, lighting, building locations and hardscape. Actual pricing depends on number and type of revisions. Contact staff for price.	\$450.00 to \$2,250.00	\$
Minor Revisions w/	<ul><li>Application*</li><li>DRC Meeting</li></ul>	Minor amendment requiring coordination with other agencies.	\$2,250.00	\$
* The application must inc	lude a letter explaining t	he nature, scope and reasons for the re	equested char	nges.
Record Plats	\$1835.00	Number of Plats:		\$
			Total	\$ 0.00
	Make Che	cks payable to the M-NCPPC		
Date Received		Received by		

### 7. Special Protection Area Map

A Special Protection Area Map is not required for this project.

# 8. Topographic Map See the attached full size Grading and Stormwater Management on sheet C-2.

### 9. Preliminary Stormwater Management Concept Plan

See the attached full size Grading and Stormwater Management on sheet C-2. Also, see attached Stormwater Management Concept Report Narrative (Note: Report Appendices <u>not</u> included with this submission).

### **OLNEY LIBRARY**

Eighth Election District 3500 Olney Laytonsville Road Olney, MD 20832

### Stormwater Management Concept Report

November 2009

I hereby certify that these woodsments are

I hereby certify that these woodliments are prepared or approved by me, and that I am a duly licensed Professional Engineer under the laws of the State of Maryland, License No. 26524, Expiration Date: 19 July 2011.

Prepared by:
ADTEK Engineers, Inc.
97 Monocacy Blvd, Unit H
Frederick, Maryland 21701
301-662-4408

On Behalf Of:
Montgomery County Department of General Services
101 Monroe Street
Rockville, Maryland 20850
C/O Mike Lowe, Project Manager
240-777-6128

### TABLE OF CONTENTS

#### I. NARRATIVE

- A. Introduction
- B. Purpose
- C. Analysis
- D. Summary of Results

Drainage Area Discharge Summary Table

E. Conclusion

#### II. APPENDICES

- A. Vicinity Map
- B. Soils Map
- C. Pre-Existing Conditions Drainage Area Map
- D. Pre-Existing Condition TR-55
- E. Existing Conditions Drainage Area Map
- F. Existing Conditions TR-55
- G. Proposed Conditions Drainage Area Map
- H. Proposed Conditions TR-55
- I. Water Quality Design

Water Quality Drainage area Map

Contech Stormfilter® Design

- J. Flow Splitter Design
- K. Stormwater Concept Plan

# STORMWATER MANAGEMENT CONCEPT REPORT FOR OLNEY LIBRARY

#### A. <u>INTRODUCTION</u>

The subject property is located along the South side of Olney Laytonsville Road in Montgomery County Maryland. It is bounded by commercial development along the East, and residential development along the South and West. The 2.51±-acre site is located in the Eight Election District of Montgomery County; a vicinity map is enclosed as Appendix A. The zoning for this property will remain R-200, which is acceptable for the proposed site improvements.

The project site is shown to be outside the boundary of the 100-year floodplain as depicted on the Federal Emergency Management Agency, FEMA, Flood Insurance Rate Map, Community Panel number 24031C-0215D.

#### B. <u>PURPOSE</u>

This Hydrologic Report evaluates and quantifies the need (or lack thereof) for qualitative stormwater runoff generated by the proposed site development, based upon the results of hydrologic studies.

#### C. ANALYSIS

All analysis was performed in accordance with the 2000 Maryland Stormwater Design Manual (July 2000). The Soil Survey of Montgomery County, Maryland (July 1995) identifies the site soils within the limits of work as being 'Urban Land, Type 'C/D' hence, hydrologic soil group type C will be used for this analysis (See Appendix B for soils map). The peak discharges were estimated using the Soil Conservation Service (SCS) TR-55, Urban Hydrology for Small Watersheds (June 1986).

All topography used to map this project is from field run topography performed by Meridian Surveys, Inc. The horizontal datum is Maryland State Plane NAD83/96 and the vertical datum is the National Vertical Datum (NGVD) 1929 Datum.

#### D. <u>SUMMARY OF RESULTS</u>

The current design calls for the building renovations and additions to the existing Olney Library. Incorporated with the design are improvements to the site entrance and main drive aisle around the building, a bioretention facility and two Contech Stormfilters® for water quality, repaving a portion of the existing parking lot, and miscellaneous improvements to the sidewalk around the proposed building expansion. All development for this property will remain inside the property limits.

The bioretention facility will treat water quality for a portion of the proposed roof. The Contech Stormfilters® proposed will treat water quality for the remaining impervious area, existing and proposed, on the subject site. Stormwater quantity storage, both Cpv and Q10, is provided by an existing off-site stormwater facility downstream of this site.

The following summary table shows the development rates for the drainage area based on TR-55.

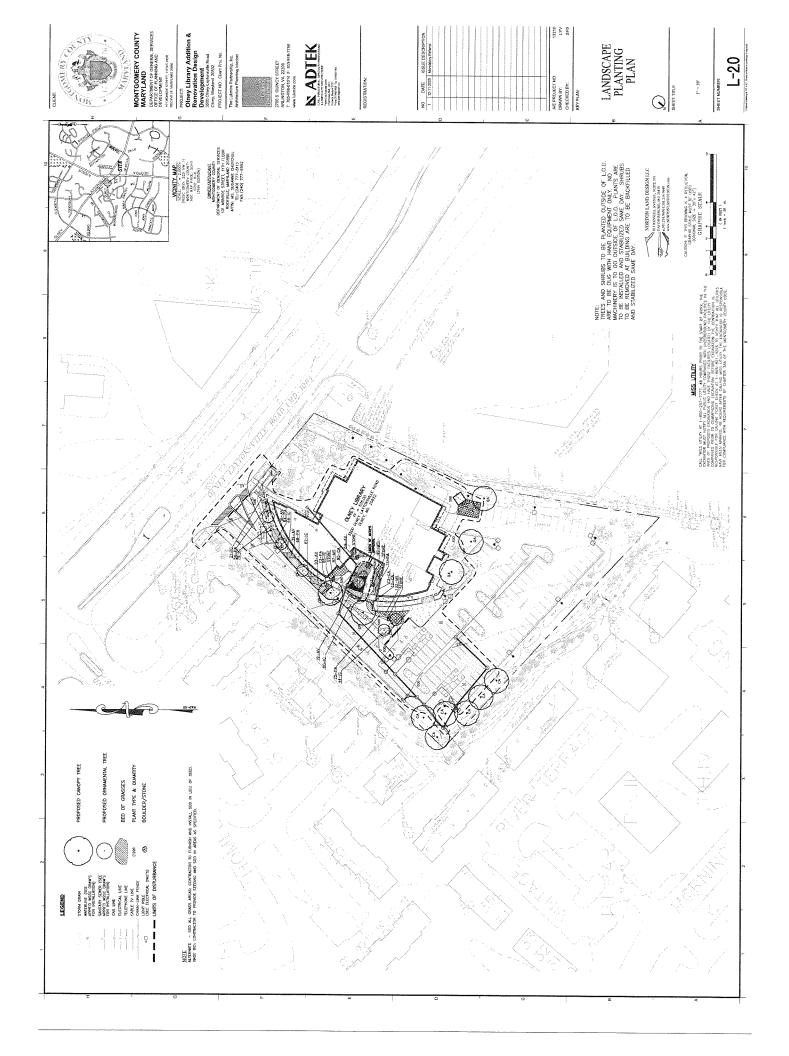
Drainage Area Discharge Summary Table					
Storm Event Development Type	1-Yr Storm (c.f.s.)	10-Yr Storm (c.f.s.)	25-Yr Storm (c.f.s.)	100-Yr Storm (c.f.s.)	
Pre-Existing Condition	1.25	5.82	6.92	10.69	
Existing Conditions	4.07	10.44	11.77	16.07	
Proposed Conditions	4.65	11.70	13.15	17.83	

#### E. <u>CONCLUSION</u>

For the proposed building additions and renovations, the added impervious cover for this site will increase by only 0.08 acres. No prior water quality measures were implemented for the existing library. The proposed design treats all imperviousness for the entire site, existing and proposed.

### 10. Landscape Planting Plans

See the attached full size Landscape Planting, Notes & Details, and Stormwater Planting Plans on sheets L-2.0, L-2.1 and L-2.2



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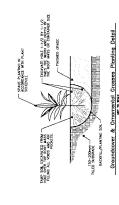
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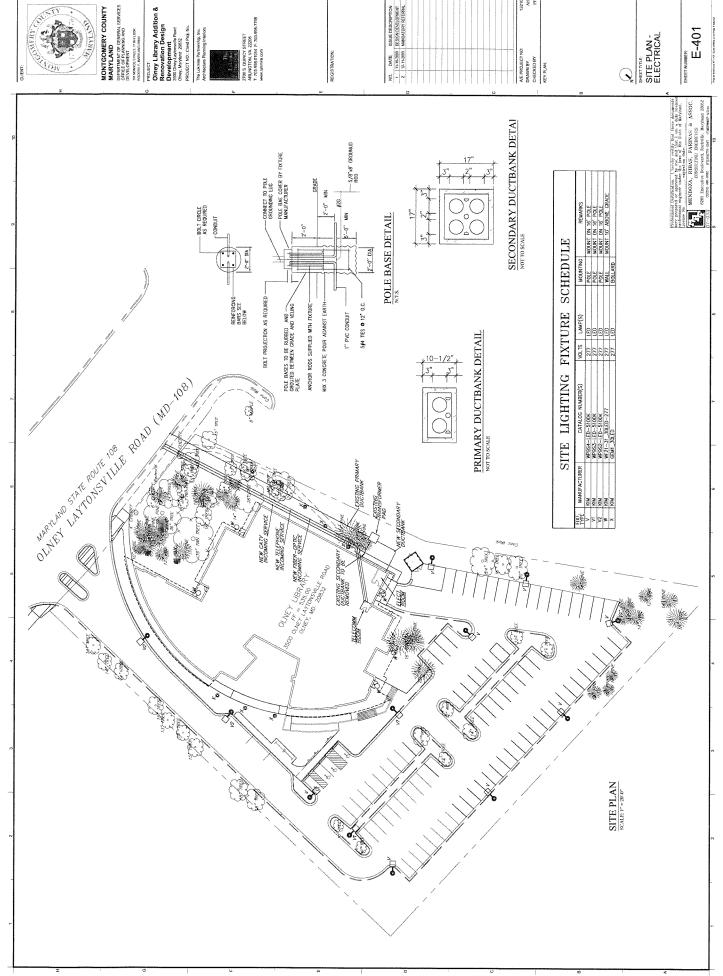
NORTON LAND DESIGN LLC
SET RUSSEL AVEAR, SHIFE SH
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PAR 218 656 CFR) 218 659

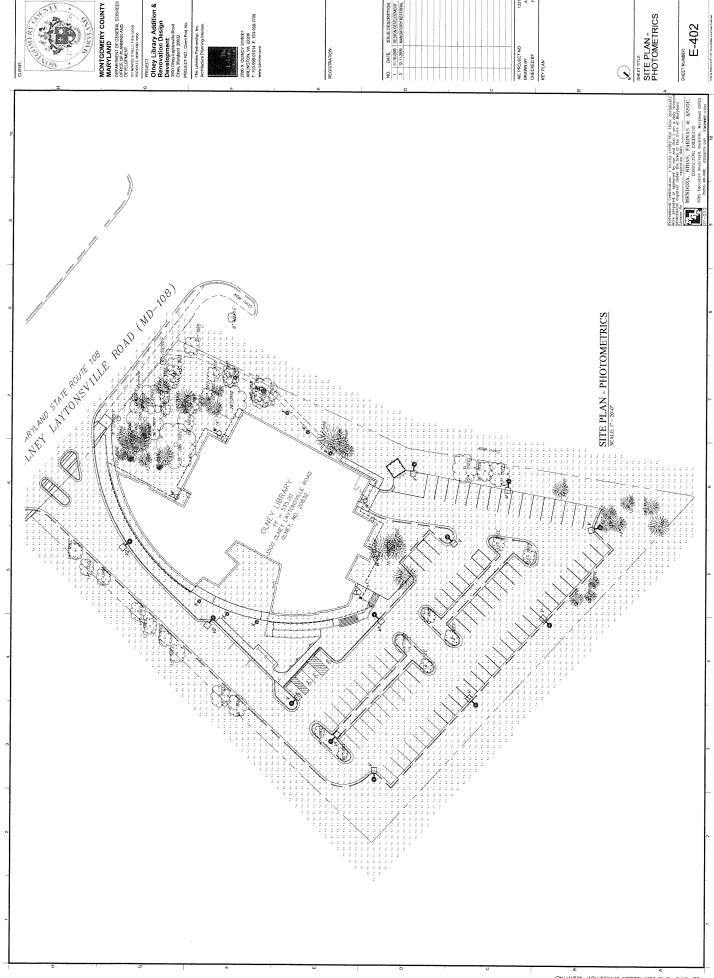
(ORIGINAL SIZE = 30"x 42")

L-22

### 11. Electrical Site Lighting & Photometric Plans

See the attached full size Site Lighting Plans on sheets E-401 and E-402. Also, see the lighting cut sheets on the following pages.







### The Future of Dark Sky Compliance

WARP9 LED exceeds Illuminating Engineering Society and International Dark Sky Association full cutoff requirements for applications where light pollution or light trespass may be a concern. WARP9 LED's unique optical system and smooth flat glass lens produces full cutoff with zero light above 90° contributing to the enjoyment of celestial visibility at night for future generations.

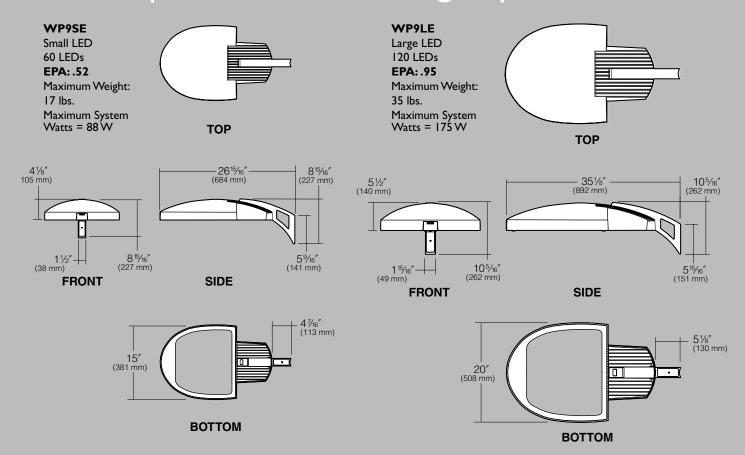


# Ordering Information

7 Optional Photocell:	Receptacle	Cat. No.: A-25 Receptacle A-30 - A-35 Button	for a NEMA base photoce electrical compartment. A with a button sensor on th	ntrols are available. A receptacle II (by others) is located above the Iso available is an internal photocell be left side of the fixture. For all attings with two or three fixtures, le to operate the others.
8 Optional Lexan® Flat Non-Yellowing Lens:	Lexan® Lens	Cat. No.: <b>LS</b>	GE Advanced Materials) re	lat advanced polymer (Lexan® from places standard tempered glass lens. en risk of vandalism is anticipated to
9 Optional Tamper-Resistant Latches:	Tamper-Resistant Latch	Cat. No.: <b>TL</b>	cavity provided with a capt socket-head screw to prev	rotection in locations where
Optional Horizontal Slipfitter Mount:	Slipfitter	Cat. No.: <b>HSF</b>	to a horizontal pole davit-a	ng arm with a slipfitter for mounting arm with 2" pipe-size mounting end of vertical fixture adjustment.
II Special Option for Street Lighting:		Cat. No.: <b>TB</b>	Terminal Block located ins compartment. (For Large \	
12 Dimming Controls:  Contact factory for further details and current capabilities.	of proven turnkey	y solutions to meet any , and even two-way mor	application's need. Kim Lighti	m manufacturers to develop a variety ng will advise availability of complete ave been tested and exceed Kim's
13 Poles:	See Kim Arms an aluminum and ste		for a complete selection of	round and square poles in
14 Optional Vertical Slipfitter Mounts:	Cat. No.: VSF-1SA VSF-2SB VSF-2SL VSF-3ST VSF-3SY VSF-4SC		Mounting Configuration ISA - Single arm mount 2SB - 2 at 180° 2SL - 2 at 90° 3ST - 3 at 90° 3SY - 3 at 120° 45 - 4 at 90°	Allows standard fixture and arm to be mounted to poles having a 2 pipe-size tenon (23/8 " O.D. × 41/2 " min. length).

# **Small Specs**

## Large Specs



### **Specifications**

HOUSING: One-piece die-cast, low copper alloy (<0.6% Cu) aluminum with integral cooling ribs over the electrical compartment. Solid barrier wall separates optical and electrical compartments. A single die-cast aluminum cam-latch provides positive locking and sealing of the optical chamber. A one-piece extruded and vulcanized silicone gasket seals the housing against the lens surface.

ELECTRONIC DRIVER MODULE: One-piece die-cast, low copper alloy (<0.6% Cu) aluminum with integral cooling ribs over exposed bottom surface. Integral hinges and slide latch with stainless steel hardware provides no-tool mounting and removal from housing. All electronic components are UL and CSA recognized and mounted directly to the driver tray for maximum heat dissipation.

LENS: Clear  $\frac{3}{6}$ " thick tempered glass lens retained by a stainless steel piano hinge and a single die-cast aluminum cam-latch. The edges are camouflaged to conceal the outer portion of the housing.

Listings and Ratings			
UL cUL 1598	CE	IP66	25°C Ambient

Kim Lighting reserves the right to change specifications without notice.

OPTICAL MODULE: Precision injection molded, high specular reflectors are positioned to achieve directional control toward desired task. Secondary high specular reflector 95% Miro4 panels surround the module to redirect light downward. No fasteners are placed on the reflective surface. The entire assembly fastens to the housing as a one-piece module and features wiring quick-connects for easy upgrading.

SUPPORT ARM: Heavy cast, low copper alloy aluminum with stainless steel mounting bolts. A pole reinforcing plate is provided with wire strain relief. Arm is circular cut for specified round pole.

FINISH: SuperTGIC thermoset polyester powder coat paint, 2.5 mil nominal thickness, applied over a titanated zirconium conversion coating; 2500 hour salt spray test endurance rating. Standard colors are Black, Dark Bronze, Stealth Gray™, Platinum Silver, or White. Custom colors are available.

**CAUTION:** Fixtures must be grounded in accordance with national, state and/or local electrical codes. Failure to do so may result in serious personal injury.



# **GEM1** Performance Bollard Aluminum Shaft

revision 4/210/08 • gem1.pdf

Type:
Job:
Catalog number:

GEM1 / / /
Fixture Electrical Module Top Cap Finish (Includes top cap and shaft)
See page 2

Date:
Page: 1 of 2

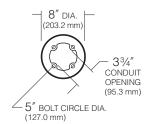
### **Specifications**

**GEM™** Models
70 to 100 watt HID
Medium Base Lamps
32 watt Compact Fluorescent
30 to 60 watt LED

#### GEM<sub>1</sub>

Maximum weight: 28 lb 91/2" DIA. (241.3 mm) 5 (127.0 mm) 91/2" 241.3 mm) 421/2"\* 371/2 LIGHT (1079.5 mm) CENTER HEIGHT (952.5 mm) \*30'' or 36'' overall height 8" DIA. AVAILABLE - CONTACT (203.2 mm) KIM REPRESENTATIVE (271/2" ABSOLUTE MINIMUM) · 1½″ ANCHOR BOLT **PROJECTION** (38.1 mm)

#### BASE PLAN GEM ALUMINUM SHAFT





**Top Cap:** Die-cast, low copper (<0.6% Cu) aluminum secured to rib body by captive stainless steel allen cap screws. For lamp access, allen screws shall not require complete removal.

**Supports:** Die-cast, low copper (<0.6% Cu) aluminum supports secured in place as a complete cage assembly. The top section provides a cutoff lamp compartment. The supports are secured to the shaft by four stainless steel tie rods.

**Refractor:** Thermally tempered soda lime glass sealed with silicone gaskets top and bottom.

**Socket:** Porcelain medium base socket rated 4KV for HID Plastic socket for Fluorescent.

**Shaft:** One-piece aluminum extrusion, .125" minimum wall thickness with a heavy cast aluminum anchor base concealed within the shaft. Hex socket stainless steel set screws shall lock the shaft onto the cast frangible anchor base.

**Ballast:** Factory mounted to rigid harness attached to the anchor base. Wiring shall be supplied from the socket for field connection to the prewired ballast components. **HID:** High power factor with starting temperatures of -20°F. for PMH and -40°F. for HPS lamp modes. **26W, 32W Fluorescent:** High power factor with starting temperature of 0°F.

**LED Optical System:** A total of 9 LED emitters configured in a rectangular array comprised together as a module. Two (2) modules for 30W version; three (3) modules for 45W version; and four (4) modules for 60W version. Available in "Halogen White" (approx. 3500K). Emitters are directly attached to the electronic driver.

**LED Driver:** Constant current electronic driver. Rated for 30, 45, or 60 watts. Available in 120V or 277V input. 0°F. starting temperature. All drivers are Underwriters Laboratories recognized.

**Anchor Bolts:** Four  $\frac{3}{6}$ " x 10" + 2" zinc plated J-bolts, each with two nuts, washers and a rigid pressed board template.

**Finish:** Super TGIC thermoset polyester powder coat paint, 2.5 mil nominal thickness, applied over a titanated zirconium conversion coating; 2500 hour salt spray test endurance rating. Standard colors are Black, Dark Bronze, Light Gray, Stealth Gray, Platinum Silver, or White. Custom colors are available.

**CAUTION:** Fixtures must be grounded in accordance with national, state and/or local electrical codes. Failure to do so may result in serious personal injury.

Listings and Ratings				
UL cUL 1598 IP46 Rated CE 25C Ambient				
CO = Cut Off <sup>1</sup>				

<sup>1</sup>Dark Sky Legislation Compliant KIM LIGHTING RESERVES THE RIGHT TO CHANGE SPECIFICATIONS WITHOUT NOTICE.



### **GEM1** Performance Bollard Aluminum Shaft

revision 4/210/08 • gem1.pdf

Type:

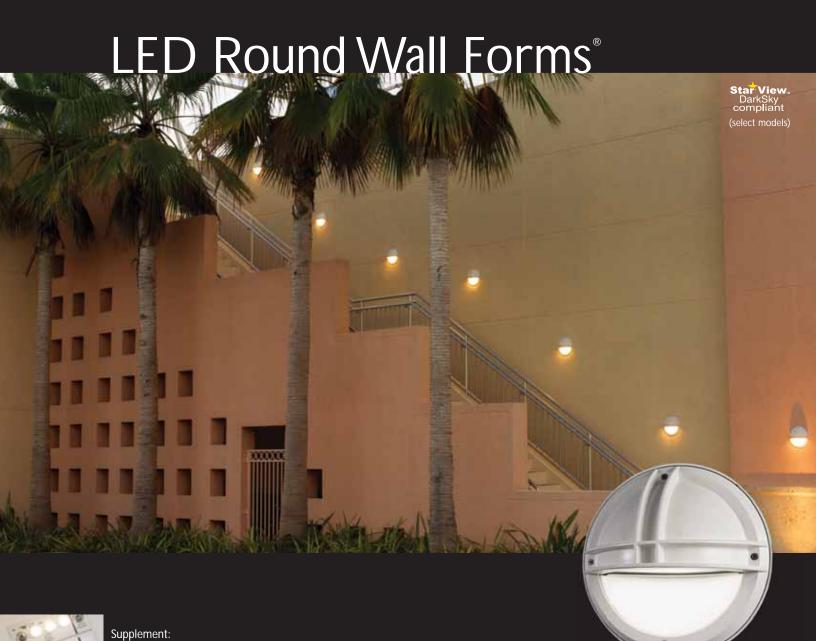
Job: Page: 2 of 2



### **Standard and Optional Features**

Fixture	Cat. No. <b>GEM1</b> Fixture with Aluminum Shaft				
Electrical Module  PMH = Pulse Start     Metal Halide  HPS = High Pressure     Sodium  PL = Compact Fluorescent  LED = Light Emitting Diodes	Cat. Nos. for	Pulse Start Metal Hal 70PMH120 70PMH208 70PMH240 70PMH277 70PMH277		High Pressure Sodiu 70HPS120 70HPS208 70HPS240 70HPS277 70HPS347	m □ 100HPS120 □ 100HPS208 □ 100HPS240 □ 100HPS277 □ 100HPS347
Lamp Lamp Line Watts Type Volts 70 PMH 277	Lamp Socket ANSI Ballast Type	E-17, Clear Medium Base M-98	E-17, Clear Medium Base M-90	ED-17, Clear Medium Base S-62	ED-17, Clear Medium Base S-54
		Compact Fluorescent	LED  30LED120  30LED277 ⊗-  IES Type 1	□ 45LED120 □ 45LED277	□ 60LED120 □ 60LED277 
<b>NOTE:</b> For lamp/ballast information outside of the U.S.A. and Canada, please consult your local Kim representative.	1 <b>32PL</b> operat	Compact Fluor. GX24q-3 tes one 26, or 32 v r lamps are recomi	LED N/A vatt lamp at 120 thr mended.	LED N/A	LED N/A
Finish Super TGIC thermoset polyester powder coat paint over a titanated zirconium conversion coating on fixture and shaft.	Top Cap  Color: Black Dark Bronze Light Gray Stealth Gray® Platinum Silver White Custom Colors²  Cat. No.: BL DB LG SG PS WH CC  ²Custom colors subject to additional charges, minimum quantities and extended lead times.  Consult representative. Custom color description:  Aluminum Riser (Shaft)  Aluminum Riser shaft is finished to match fixture with super TGIC thermoset polyester powder coat paint over a titanated zirconium conversion coating.				
Houseside Shield Cat. No.  HS  No Option	90° houseside shield032″ thick aluminum, painted to match fixture.				



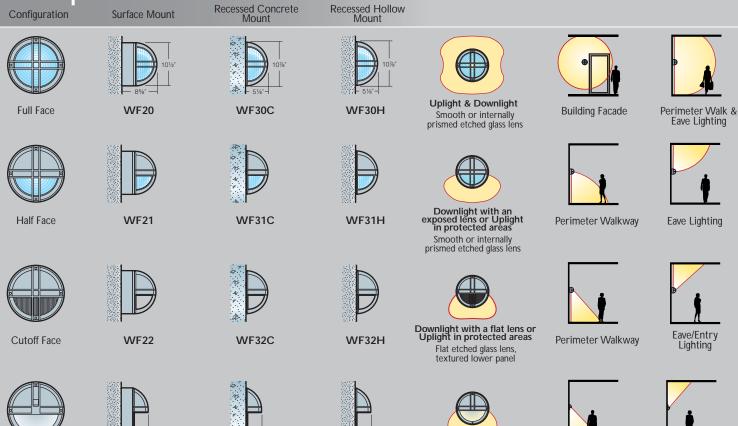




15W or 30W LED Wall Mounted Luminaires

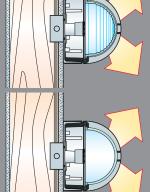
### 15W or 30W

# Optical Feature Matrix





Shallow



# esign Features

WF33H

ADA COMPLIANT

Downlight with a flat lens or Uplight in protected areas

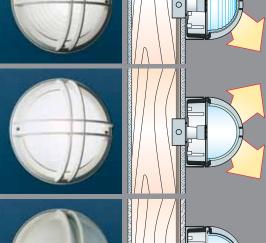
Recessed flat etched glass lens, smooth recessed lower panel

#### Prismatic Lens

WF33C

ADA COMPLIANT

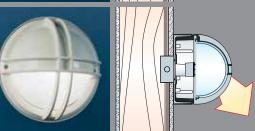
Open face design with internal lens prisms provides maximum visual impact with an additional subtle lens effect. Internal prisms and etching maintain a smooth exterior surface for ease of cleaning.



WF23

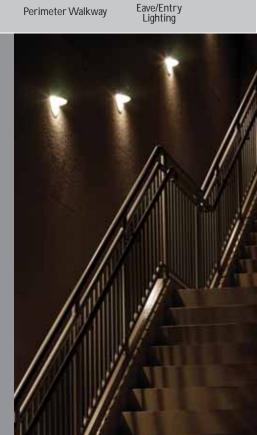
#### Smooth Lens

Open face design with etched surface provides soft visual appearance, while optimizing light output. Internal etching maintains a smooth exterior surface for ease of cleaning



#### **Hooded Lens**

Hooded design provides a unique appearance, available with smooth or prismatic lens. Hood reduces fixture presence and protects lens from damage.



# Ordering Information

WF30C / P / 30LED120 / PS / SF Ordering Example:

> 2 3

1	Fixture Catalog No. designates WF fixture. To prevent water damage, inverted fixtures must be protected from direct water spray or rain by a canopy or overhang.
	Surfa

face Mounted Cat. No.: Recessed Concrete Cat. No.: Recessed Hollow Wall Cat. No.:

Lens Required for Full Face and Half Face only.



Full Face

WF20 WF30C WF30H

Cat no.: P

Prismed

Cat no.: S

Smooth

Half Face

WF21 WF31C WF31H



**Cutoff Face** 

WF22 WF32C WF32H

WF23 WF33C WF33H

Prismed

Cat no · P

Cat no.: S

Smooth

n/a Flat Tempered Glass Only

n/a Flat Tempered Glass Only

3 Electrical Module Light Emitting Diode

> Finish Super TGIC powder coat paint over titanated zirconium conversion coating.

15LED120 • 15LED277 30LED120 • 30LED277

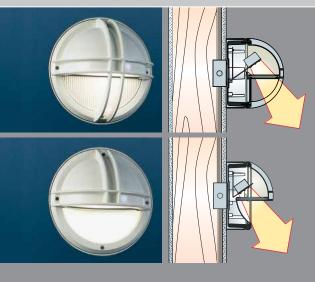
Black Dark Bronze Light Gray Stealth Gray® Platinum Silver White Color: Cat. No.: LG PS

CC For custom color, consult your Kim Lighting representative.

5 Optional Single Fusing

Single fusing for 120V and 277V





#### Flat Clear Lens

Highly efficient with cutoff optics, reduces unwanted glare, while maintaining fixture presence. Ribbed back panel produces a textured relief.

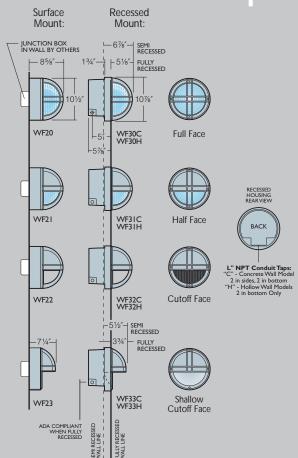
#### **ADA Recessed Lens**

Open face design with internal lens prisms provides maximum visual impact with an additional subtle lens effect. Internal prisms and etching maintain a smooth exterior surface for ease of cleaning.





# Luminaire Specifications



Housing: Surface Mount: Die-cast, low copper (<.6% Cu) aluminum alloy with double side walls. Zinc plated steel mounting plate supplied for mounting to standard 3" or 4" junction box. Recessed Concrete: Die-cast, low copper (<.6% Cu) aluminum alloy with clear anodize under powder coat finish to match louver and face plate. Integral junction box (21 cubic inch volume) with four 3/4" NPT conduit taps. Presswood niche cover provided as temporary protection against moisture.

Recessed Hollow Wall: Die-cast, low copper (<.6% Cu) aluminum alloy with clear anodize under powder coat finish to match louver and face plate. Integral junction box (21 cubic inch volume) with four 34" NPT conduit taps. Presswood niche cover provided as temporary protection against moisture. Supplied with adjustable stud mount brackets plus insulation detector in place of one side conduit tap. Quick disconnect plug supplied for electrical module. Face Plate: Die-cast, low copper (<.6% Cu) aluminum alloy with vertical and horizontal double ribs covering the full hemisphere. Ribs are minimum 5/8" depth and 3/16" thickness. Secures to housing with four stainless steel captive socket head screws.

Half Face: Solid upper half.

**Cutoff Face:** Solid upper half and solid lower half with vertical light baffles.

Shallow Cutoff Face: Solid upper half protruding 3¾" from housing and concave lower half.

Lens: Molded and heat treated glass, ¾" minimum thickness with internal sandblast.

Retained in faceplate and sealed with a one-piece silicone gasket.

Full and Half Face: Choice of smooth (S) or internal prisms (P).

**Cutoff and Shallow Cutoff Face:** Flat tempered glass only.

LED Driver: 1 or 2 constant current electronic driver(s). Rated for 15 watts each: 15W=900lm, 30W=1800lm. Available in 120V or 277V input. -40°F. starting temperature. All drivers are Underwriters Laboratories recognized.

Finish: Super TGIC thermoset polyester powder coat paint, 2.5 mil nominal thickness, applied over a titanated zirconium conversion coating; 2500 hour salt spray test endurance rating. Standard colors are Black, Dark Bronze, Light Gray, Stealth Gray, Platinum Silver, or White. Custom colors are available, consult representative.

Pour Items: Recessed housings, devoid of all electrical components. Protective presswood niche covers are supplied to temporarily seal the open housings until the electrical modules and face plates are ready to install. Quick disconnect plugs supplied for electrical modules. For recessed hollow wall configurations, insulation detectors supplied in place of one conduit tap for insulation is permitted above the housing or within 3" of sides and bottom.

Detectors will cut power if fixtures overheat due to insulation.

Finishing Items: Electrical modules and face plates. Each set of finishing items shall be in one container, clearly marked with the fixture catalog number.

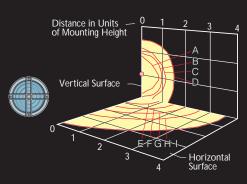
Caution: Fixtures must be grounded in accordance with national, state, and/or local electrical codes. Failure to do so may result in serious personal injury.

### **Photometrics**

#### WF20: Full Face - 30W LED

Initial Footcandles at Listed Mounting Height 1800 lumens

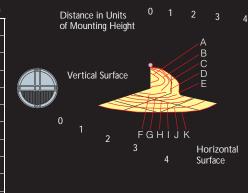
	7	8	9	10
Α	.40	.31	.24	.20
В	.20	.15	.12	.10
С	.10	.10	.06	.05
D	.04	.03	.02	.02
Ε	.83	.64	.50	.41
F	.33	.25	.20	.16
G	.20	.15	.12	.10
Н	.10	.10	.06	.05
1	.04	.03	.02	.02



#### WF22: Cutoff Face - 30W LED

Initial Footcandles at Listed Mounting Height 1800 lumens

	7	8	9	10
Α	.40	.31	.24	.20
В	.20	.15	.12	.10
С	.10	.10	.06	.05
D	.04	.03	.02	.02
Ε	.01	.01	.01	.01
F	.83	.64	.50	.41
G	.33	.25	.20	.16
Н	.20	.15	.12	.10
I	.01	.10	.06	.05
J	.04	.03	.02	.02
K	.01	.01	.01	.01





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BUSINESS ADDRESS 16555 EAST GALE AVENUE CITY OF INDUSTRY, CA 91745 PHONE: 626.968.5666 FAX: 626.369.2695 Printed in U.S.A. 5504308296 Version 2.0 (10/08)







### 12. Overall Concept Development Plan

An overall Concept Development Plan is not required.

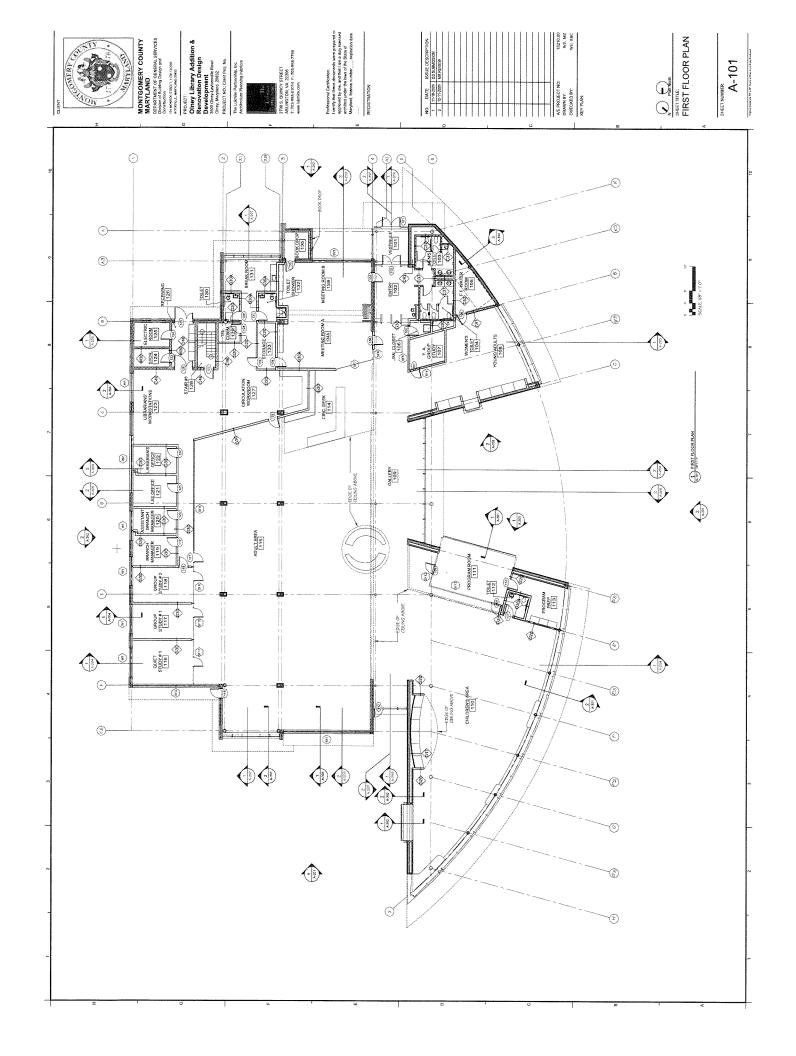
# 13. Statement of Compliance with Montgomery County Noise Ordinance

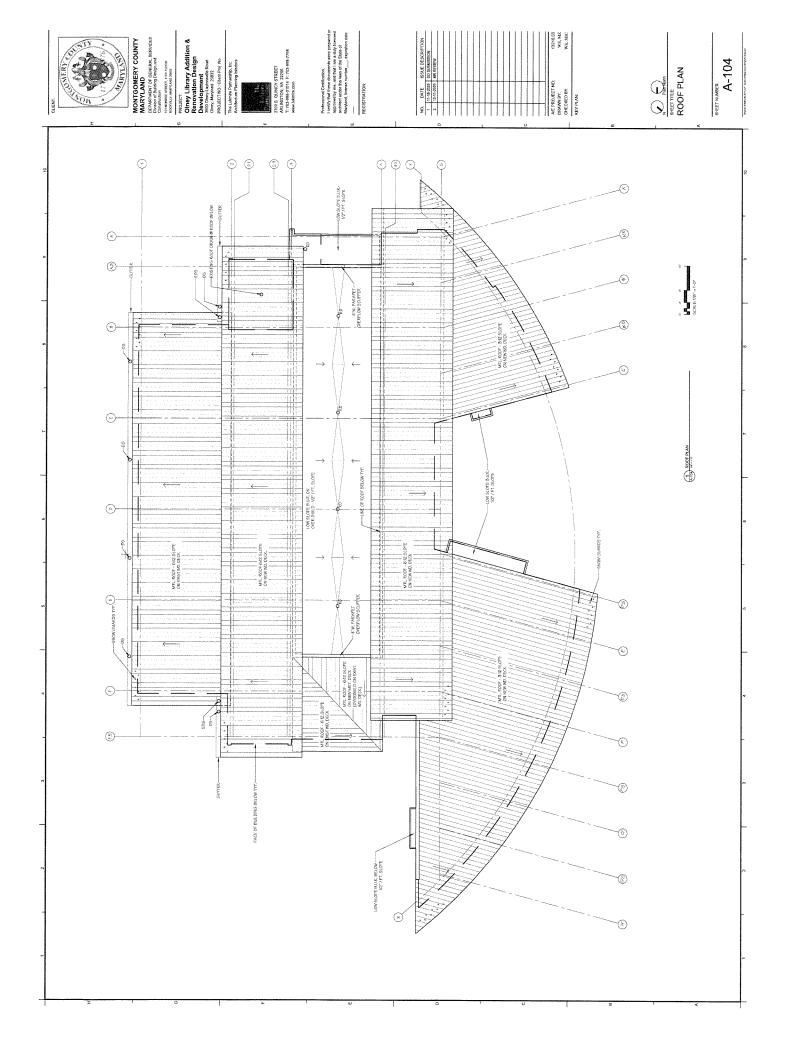
The Olney Library HVAC mechanical equipment will be designed to comply with the maximum allowable noise levels for residential areas as established on chapter 31, paragraph 31B-5 of the Montgomery County Noise Ordinance, consistent with Montgomery County Park and Planning Noise Guidelines. The criteria for the residential noise area are as follows:

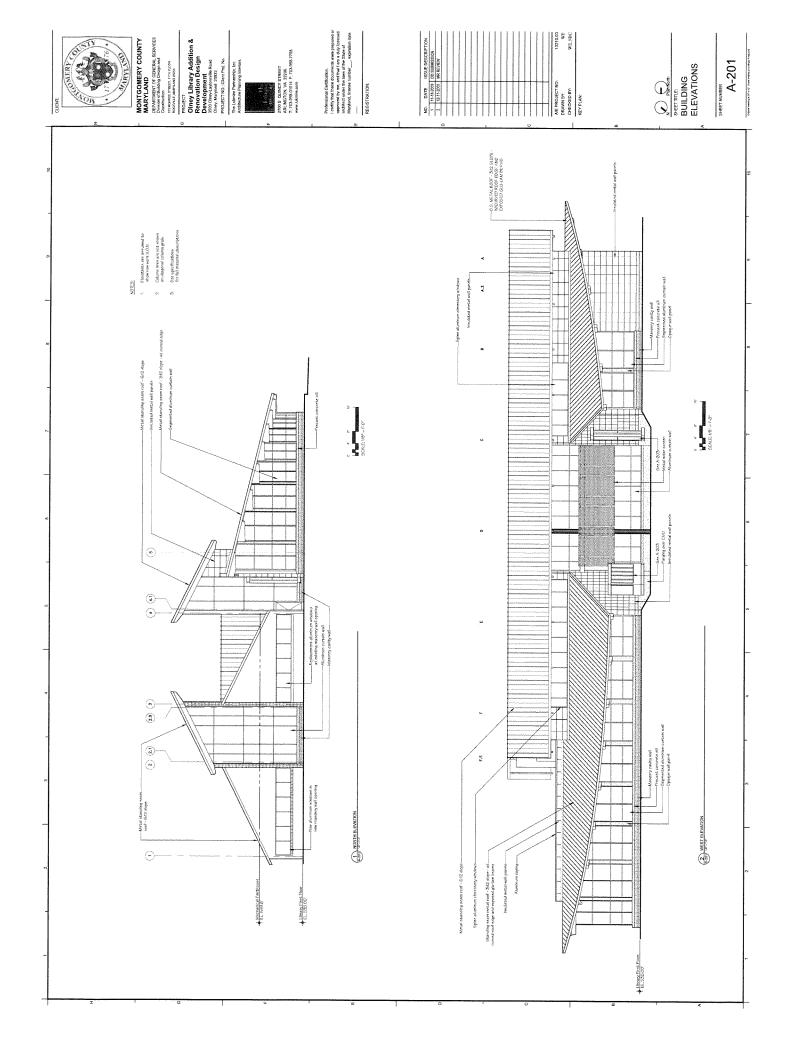
- Max. Daytime allowable noise level (dBA):
   65 dBA, but no greater than 55 dBA from a prominent discrete tone or impulse noise at the location on a receiving property.
- Max. Nighttime allowable noise level (dBA):
   55 dBA, but no greater than 50 dBA from a prominent discrete tone or impulse noise at the location on a receiving property.

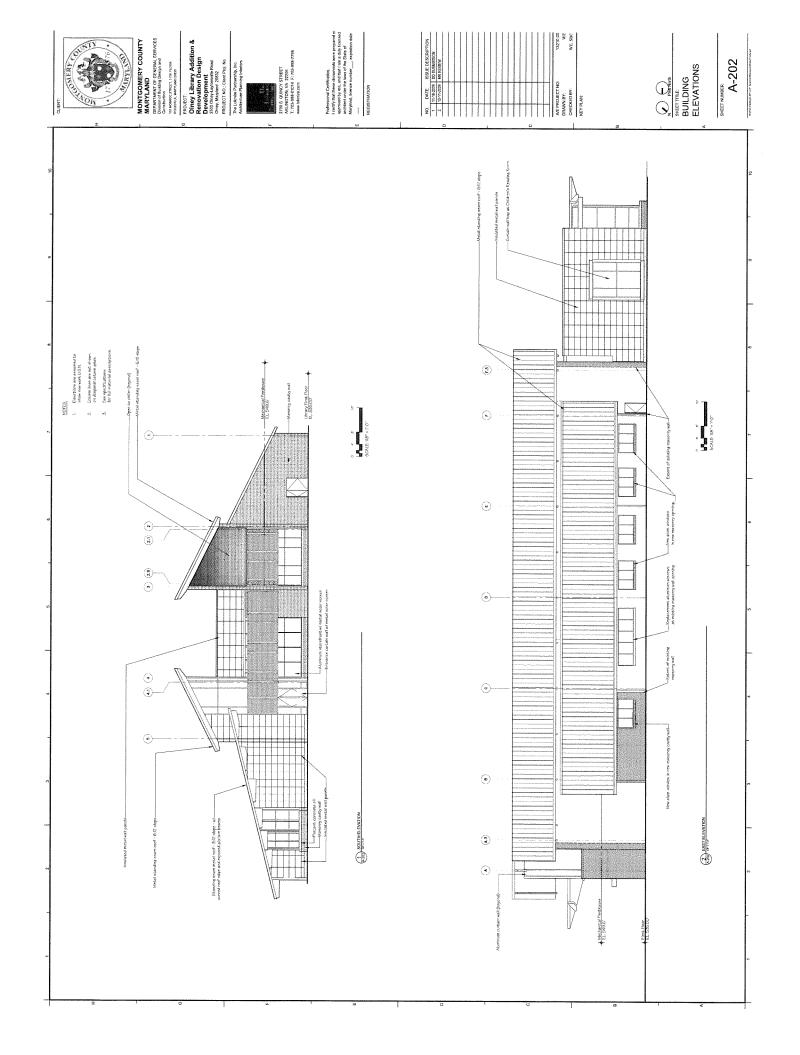
#### 14. Architectural Schematics

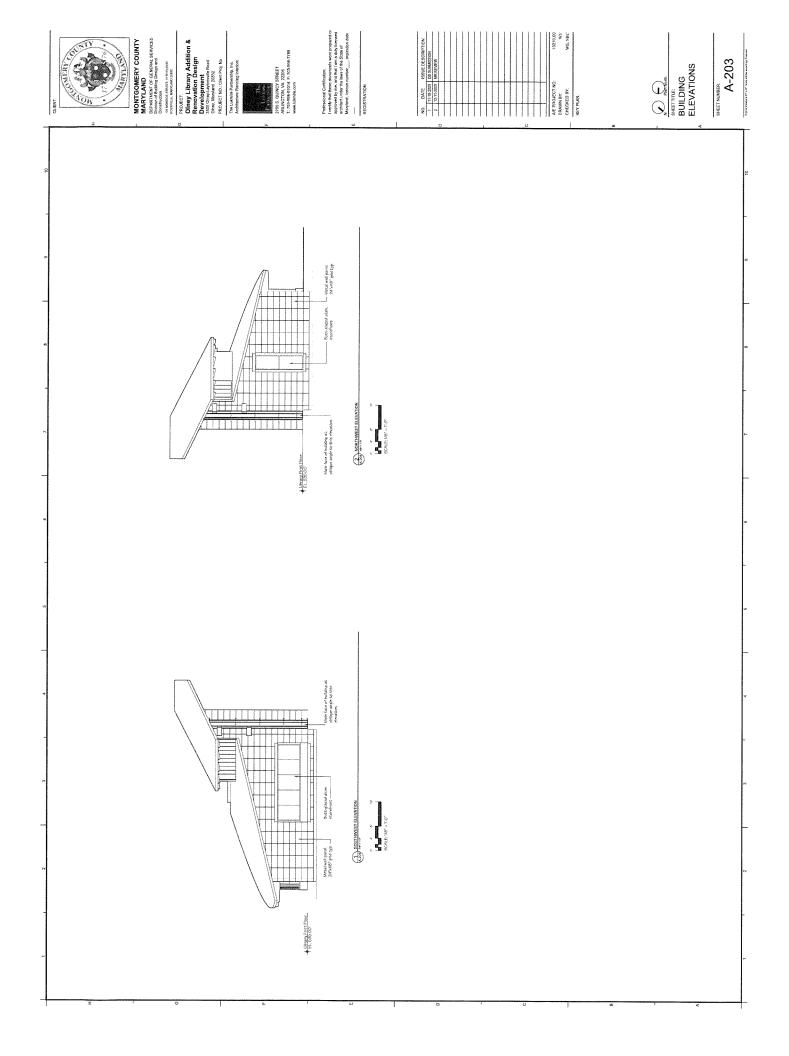
See attached architectural schematics. Also, see the attached full size Architectural Plans and Elevations on sheets A-101, A-104, A-201, A-202, A-203, and A-1101.

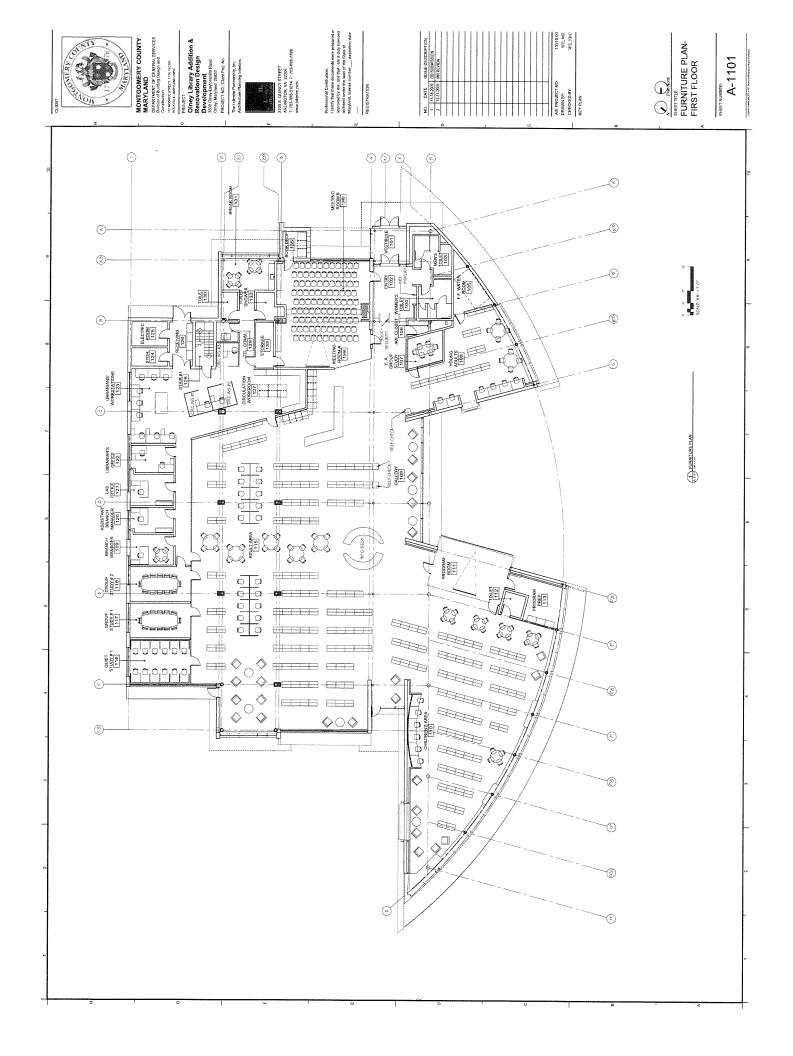












### 15. Traffic Impact Statement

There is no proposed increase in the current number of parking spaces nor in the current levels of Library staffing. Current library hours are anticipated to remain unchanged dependent on continued current levels of County funding. The proposed modifications to the site entry (to provide dedicated right and left turn lanes on to Rt. 118) are not anticipated to have any impact on current traffic patterns on Rt. 118 but should mitigate current on-site traffic "stacking" effect caused by single exit lane. See also Narrative.

### Traffic Impact Statement: December 11, 2009

**Project:** Olney Library Addition & Renovation 3500 Olney-Laytonsville Road

Olney, Maryland 20832

The following is a comparison of current and proposed conditions regarding the traffic conditions:

	Existing Library	Addition	Totals After Addition
Square Footage of Bldg.	16,825	5,719	22,544
Full Time Staff	8	N. C.	N.C.
Part time Staff	16	N. C.	N. C.
HC Parking	4 (3 + 1 Van)	N. C.	N. C.
Staff ParkinG	Not Designated	Not Designated	Not Designated
Total Car Parking	86	-3	83
Hours of operation			
Week Days	(M-W) 10:00am-9:00pm (Th, F) 10:00am-5:00pm	N. C. N. C.	N. C. N. C.
Weekends	(Sat) 9:00am-5:00pm (Sun) 12:00pm-5:00pm (Sep – May only)	N. C. N. C.	N. C. N. C.

No change: N. C.

The purpose of this project is to provide an addition to the Olney Library. The net result will be a small increase to the patron capacity. Vehicle circulation patterns will remain the same.

#### **Appendix**

#### **Proposed Olney Library Concept Floor Plan**

#### Existing Conditions Photos ( See Photo Key Plan):

- 1. View from site towards Rt. 118, Olney-Laytonsville Road.
- 2. View towards site entry from Rt. 118, Olney-Laytonsville Road.
- 3. View from Rt. 118, Olney-Laytonsville Road, towards existing East and North Building Elevations.
- 4. View from Rt. 118, Olney-Laytonsville Road, towards existing North Building Elevation and front entrance.
- 5. View from entry drive towards existing drop off and front entrance.
- 6. View from rear parking area towards existing West and South Building Elevations.
- 7. View from rear parking area towards existing rear entrance.
- 8. View from rear parking area towards S.W. adjacent property.
- 9. View from rear parking area towards N.W. adjacent property.

### **Proposed Olney Library Concept Floor Plan**

